



**Saxon Drive, Burwell CB25 0HR**

**Guide Price £475,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

# Saxon Drive, Burwell CB25 0HR

This versatile four-bedroom detached family home is situated in a quiet cul-de-sac within a well-served and highly sought-after village.

The light, airy, and spacious accommodation includes a ground floor with an entrance hall, living room leading into the dining room, kitchen, family room, and cloakroom. Upstairs, there are four bedrooms and a family bathroom. The property features double-glazed windows, gas central heating, and ample storage space throughout.

Externally, the home offers delightful views of Burwell windmill and boasts a beautifully maintained, south-easterly facing rear garden. The front garden is equally well maintained, and the driveway provides off-road parking alongside a tandem-length garage with potential for partial conversion, subject to the relevant consents.

This is an excellent opportunity to purchase a family-sized home close to local amenities, in a quiet and popular area. Viewing is strongly recommended.

## Entrance Hall

Laid wooden style flooring, staircase rising to the first floor with storage cupboard under and door through to the:

## Kitchen

13'4" x 8'3"

Modern fitted kitchen with a range of matching eye and base level storage units with working surfaces over, inset stainless steel sink and drainer with mixer tap, double eye level BOSCH oven, induction hob with extractor hood above, integrated fridge/freezer, breakfast bar, window to the rear aspect and side external door.

## Sitting Room

15'8" x 11'5"

Spacious sitting room with laid wooden flooring, TV connection point, radiator, window to the front aspect and opening through to the:

## Dining Room

10'8" x 11'5"

Laid wooden style flooring, window to the rear aspect and opening through to the:

## Sun Room

12'9" x 12'1"

Laid wooden style flooring, windows to the rear and side aspect and two external doors.

## WC

Concealed WC, wash basin, boiler and window to the side aspect.

## First Floor Landing

Access to airing cupboard and window to the side aspect.

## Bedroom 1

12'10" x 10'10"

Double bedroom with radiator and window to the front aspect.

## Bedroom 2

10'9" x 10'1"

Double bedroom with radiator and window to the rear aspect.

## Bedroom 3

6'11" x 9'9"

With radiator and window to the rear aspect.

## Bedroom 4

7'2" x 9'1"

With radiator and window to the front aspect.

## Bathroom

Three piece suite comprising a concealed WC, wash basin with vanity cupboards under, panelled bath with wall mounted shower and glass screen, part tiled walls, radiator and obscured window to the side aspect.

## Outside - Rear

South-East facing garden well established with a variety of mature shrubs and plants, lawn area, patio seating area and a beautiful view of the wind mill.

## Outside - Front

Driveway leading up to the garage as well as providing off-road parking. Laid to lawn frontage, pathway leading to the front entrance and side pedestrian gate.

## Garage

With metal up and over door.

## Property Information:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 115 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the vendor is aware of

## Location

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.



- Detached Family Home
- Situated In Quiet Cul-De-Sac
- Four Bedrooms
- Well Presented Throughout
- Spacious Accommodation
- South-East Facing Rear Garden
- Driveway & Garage
- Close To Local Amenities
- Well Regardd Village
- Viewing Is HIGHLY Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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