



Appletree Grove, Burwell CB25 0BF

Guide Price £325,000

MA
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Appletree Grove, Burwell CB25 0BF

A modern and detached family home standing towards the end of a no-through road and set in this thriving and well served village.

Recently improved, this property boasts accommodation to include entrance hall, living room, separate dinning room, kitchen, three bedrooms (ensuite to master) and a family bathroom.

Externally the property offers a partly walled and fully enclosed garden, driveway and garage.

No chain – viewing recommended.

Entrance Hall

With doors leading to the living room and cloakroom. Stairs leading to the first floor.

Kitchen

8'11" x 7'9"

Contemporary range of eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated eye level double oven. Inset gas hob with extractor over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. LVT wood flooring. Window to the rear aspect. Arched opening to the dining room. Doors leading to the living room and driveway.

Dining Room

10'4" x 10'1"

Well proportioned dining room with window to the front aspect. Radiator. Arched opening to the kitchen. Door to the entrance hall.

Living Room

13' x 17'9"

Spacious living room with feature fireplace with ornate white surround and mantel with a stone hearth, currently fitted with coal effect electric fire. Radiator. Sliding glazed doors to the rear garden. Doors to the kitchen and entrance hall.

Cloakroom

White suite comprising low level W.C. and hand basin. Door leading to the entrance hall.

Landing

With doors leading to all bedrooms and bathroom. Stairs leading to the ground floor.

Master Bedroom

14'1" x 10'6"

Double bedroom with window to the front aspect. Radiator. Doors to the en suite and the landing.

En Suite

Contemporary white suite comprising low level W.C., inset hand basin with mixer tap over and built-in storage under with worktop counter, walk-in shower with wall mounted shower. Obscured window. Door to the Master bedroom.

Bedroom 2

13'6" x 9'2"

Double bedroom with window to the rear aspect. Radiator. Door to the landing.

Bedroom 3

10'9" x 9'2"

Double bedroom with window to the front aspect. Built-in storage cupboard. Radiator. Door to the landing.

Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in storage under with worktop counter, walk-in shower with wall mounted shower. Further built-in storage cabinet. Obscured window. Door to the Master bedroom.

Garage

With up and over door.

Outside - Front

Lawned area with some mature shrub and hedge planting. Pathway leading to the front door with storm porch over. Block paved driveway leading to the garage, providing off road parking.

Outside - Rear

Mainly laid to lawn with established planting to the borders. Patio area to the rear of the house with glazed sliding doors to the living room. Access gate to the driveway. Timber shed. Greenhouse.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 71 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

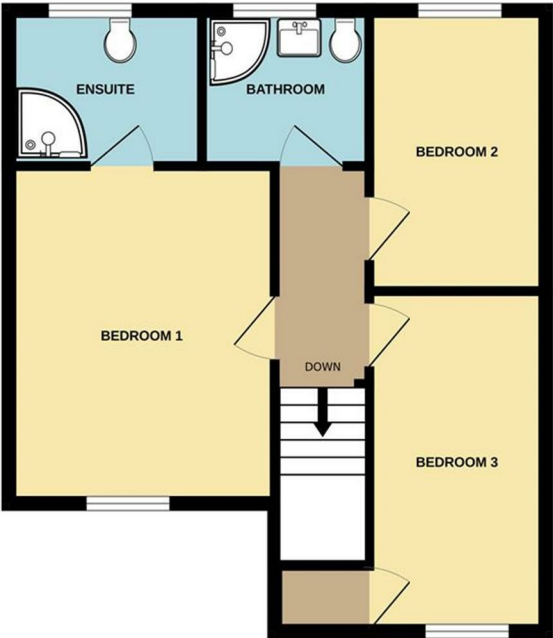
Location

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Modern Detached House**
- **Contemporary Kitchen**
- **Dining Room**
- **Living Room**
- **Master Bedroom with En Suite**
- **Two Further Bedrooms**
- **Contemporary Shower Room**
- **Rear Garden**
- **Driveway & Garage**
- **Viewing 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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