



**Reach Road, Burwell CB25 0BU**

**Guide Price £349,950**

**MA**

Morris Armitage

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## Reach Road, Burwell CB25 0BU

A modern family home standing within this highly regarded and sought after village and located on this popular residential development.

Rather deceptive and offering generous size rooms arranged over three floors, this property boasts accommodation to include entrance hall, living room, kitchen/dining room, cloakroom, three double bedrooms (2 en suites), dressing room and a family bathroom.

Externally the property offers garage facilities and parking for at least two further vehicles.

### Entrance Hall

Entrance hall with doors leading to kitchen/dining room, living room and cloakroom. Stairs leading to 1st floor landing.

### Kitchen/Dining Room 21'3" x 9'6" (6.5m x 2.9m)

Modern kitchen with a range of eye and base level cupboards with work top over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Tiled splashbacks throughout working areas. Integrated oven with inset gas hob and extractor over. Space and plumbing for under counter dishwasher and washing machine. Space and connection for under counter fridge and freezer. Space for upright fridge/freezer. Good size dining area with French doors leading to rear garden. Large window overlooking rear garden. Attractively tiled flag stone flooring. Door to entrance hall.

### Living Room 14'1" x 13'9" (4.3m x 4.2m)

Spacious, bright living room with dual windows overlooking front aspect. Attractive fireplace with white surround and mantle, marble hearth. Connection for gas fire. Radiators. Door to entrance hall.

### Cloakroom

White suite comprising low level W.C. and hand basin. Radiator.

### Landing

Doors to bedrooms 2 & 3 and bathroom. Window overlooking front aspect. Stairs leading to ground floor and 2nd floor landing.

### Bedroom 2 4'3" x 9'10" (1.3m x 3m)

Double room with window overlooking rear aspect. Doors leading to en suite and landing. Radiator.

### En Suite

White suite comprising low level W.C., pedestal hand basin with mixer tap over and walk-in shower. Tiled throughout wet areas. Tiled flooring. Radiator.

### Bedroom 3 13'9" x 9'2" (4.2m x 2.8m)

Double bedroom with window overlooking front aspect. Radiator. Door leading to landing

### Bathroom

White suite comprising low level W.C., pedestal hand basin with mixer tap over, panelled bath with mixer shower attachment. Tiled throughout wet areas. Tiled flooring. Obscured window.

### 2nd Floor Landing

Doors leading to master bedroom and dressing room. Stairs to 1st floor landing.

### Master Bedroom 16'0" x 11'5" (4.9m x 3.5m)

Spacious double room with bespoke built-in wardrobes and storage cupboards. Dual aspect windows overlooking front and rear aspects. Radiator. Doors leading to en suite and 2nd floor landing.

### En Suite

White suite comprising low level W.C., pedestal hand basin with mixer tap over and walk-in shower. Tiled throughout wet areas. Tiled flooring. Radiator.

### Dressing Room 9'2" x 5'10" (2.8m x 1.8m)

Dressing room with sloped ceiling. Radiator. Door leading to 2nd floor landing.

### Outside - Front

Boundary planted with box hedging. Lawned areas with some mature trees. Path to front door. Views overlooking opposite green and trees.

### Outside - Rear

Enclosed attractive garden with paved pathway and seating area, with lawn and mature shrubs either side. Decked area leading from dining area.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 126 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

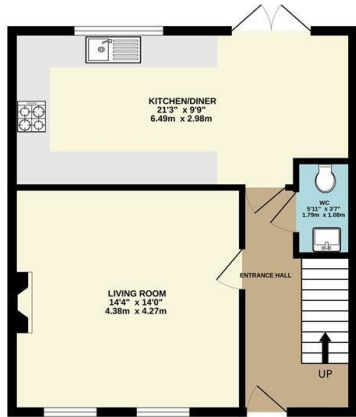
Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

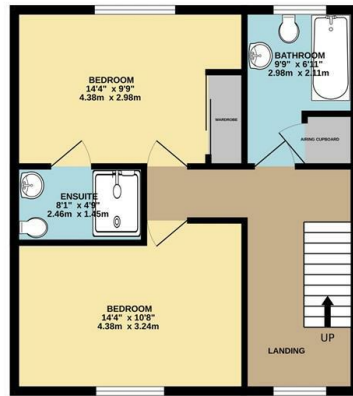
Mobile Signal/Coverage – Good

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

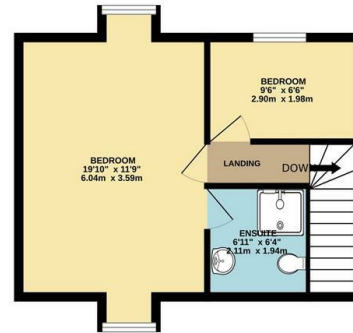
GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.

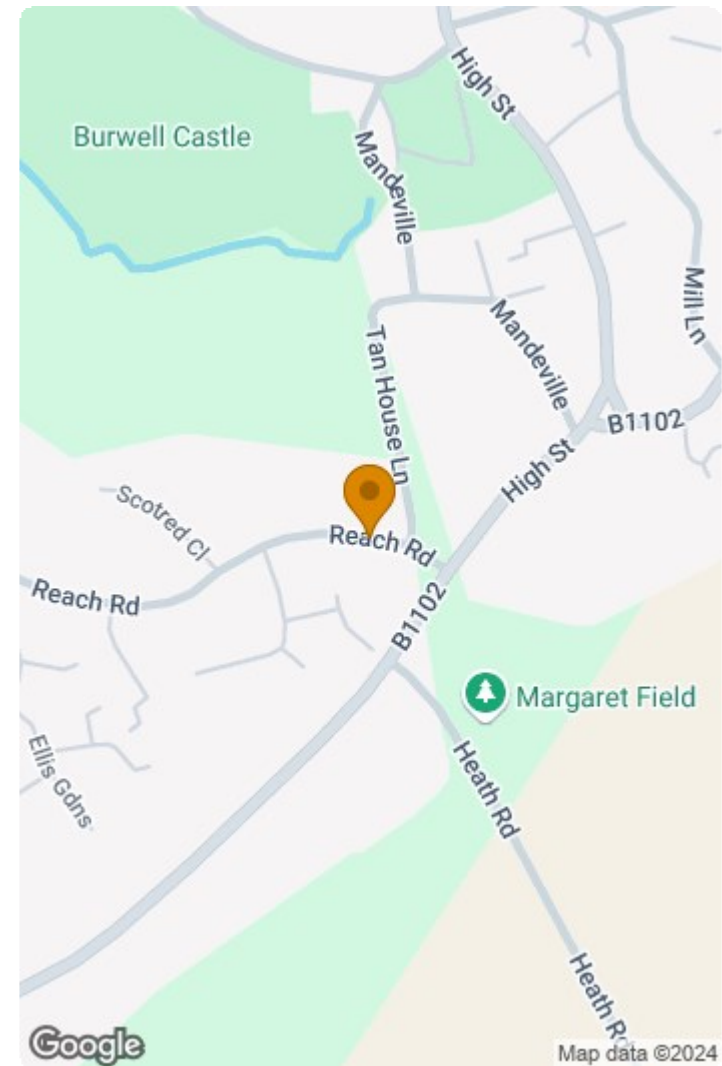


2ND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



5 REACH RD  
TOTAL FLOOR AREA: 1365 sq.ft. (126.8 sq.m.) approx.

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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92-101)			A (92-101)		
B (81-91)			B (81-91)		
C (69-80)	69	82	C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (29-38)			F (29-38)		
G (1-28)			G (1-28)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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