



Radcliffe & Rust
Residential sales & lettings

Dysons Drove, Burwell CB25 0BL
Guide Price £775,000

Radcliffe & Rust are delighted to offer, for sale, this stunning five bedroom detached property situated in the highly sought after village of Burwell. Offering rural countryside views but still within walking distance from the centre of this fantastic village, the property offers the perfect mix of town and country living. Burwell is approximately 11 miles from Cambridge and 4.5 miles from Newmarket. The village of Burwell is, in our opinion, one of the best served villages in Cambridgeshire, benefiting from a selection of shops including takeaways, restaurants, a coffee shop, convenience stores, bakery, three pubs, post office, doctors and a dentists to name but a few. The property itself is located in the highly regarded Dysons Drove, CB25 just off North Street which leads to The Causeway where the majority of the village amenities are situated. Education at primary level is available at Burwell Village College Primary School, there are also three pre-school nurseries available to choose from. Burwell lies within the catchment for both Bottisham Village College and Soham Village College secondary schools, rated Outstanding and Good respectively by Ofsted.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this simply stunning detached property in the highly sought after village of Burwell, CB25. Offering five bedrooms and stunning interiors in a quiet location but still close to the centre of this popular village, this property is a real unique find and sure to be popular among professionals and families looking for make their next step on the property ladder.

Externally, the property has a traditional exterior with ample off road parking for multiple vehicles. Once inside, you are welcomed into a truly stunning property. The hallway sets the grandeur for the rest of the property. With oak floors, crisp white walls and fantastic proportions, the bright and airy hallway has an oak staircase leading to the first floor. On the right hand side of the hallway is the sleek kitchen. The kitchen has high gloss dark grey wall and base units and light coloured worktops which are perfectly set off against the large island. The island unit mirrors the wall and base units in the opposite colour combination with white units and a grey worktop with a seating area for two people, the hob is also set in the island making it the perfect place to entertain and socialise - this kitchen offers the real height of luxury. Directly off the kitchen is a dining area. This room has French doors leading to the rear garden with full length windows on either side of the doors and is large enough to easily seat 8 - 10 people. On the other side of the kitchen there are a further two rooms in the form of a utility room and study. The utility room has the same dark grey units and worktop as the kitchen and has a stainless steel sink and drainer and space and plumbing for a washing machine and tumble dryer. The study is a generous size and could double up as an exercise space if required.

The living room is on the opposite side of the property to the kitchen and spans the full width of the property. With dual aspect windows, the L shaped living room has a window to the front of the property and French doors leading to the rear garden with full length windows either side. The current owners have cleverly given the room a dual purpose creating a play area at the front of the room and living room at the back of the room.

On the first floor there are five double bedrooms, two with en-suites and the family bathroom. The master suite has a feature light pink feature wallpaper with double built-in wardrobes. The outlook from the master bedroom is over trees and a paddock offering the perfect peaceful view to start and end your day. The master bedroom also has an en-suite with cream floor to ceiling wall tiles, a large walk-in shower, W.C., stainless steel heated towel rail and vanity basin with under cupboard storage. Bedroom two is next door to bedroom one. With triple built-in wardrobes with sliding doors, bedroom two is a great size with two windows flooding the room with daylight. Bedroom two also benefits from an en-suite with a walk-in shower, W.C., stainless steel heated towel rail and vanity hand basin with under cupboard storage. Opposite bedroom two is bedroom three. With all bedrooms being so generous in size, this bedroom could comfortably fit a double bed and additional furniture.

In the middle of the first floor layout is the family bathroom. With the same furniture as the en-suites, the family bathroom has a bath with overhead shower, W.C., stainless steel heated towel

rail and hand basin with multiple cupboards underneath. At the opposite end of the landing are bedrooms four and five. Bedroom four is similar in size and layout to bedroom three and offers multiple layout opportunities. Bedroom five, although the smallest of the bedrooms could still comfortably fit a double bed.

Outside, to the rear of the property there is a wrap-around rear garden mainly laid to lawn. Lining the edge of the property is a paved patio area and footpath with cream coloured paving slabs. The front of the property can be accessed from either side of the rear garden via wooden gates.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

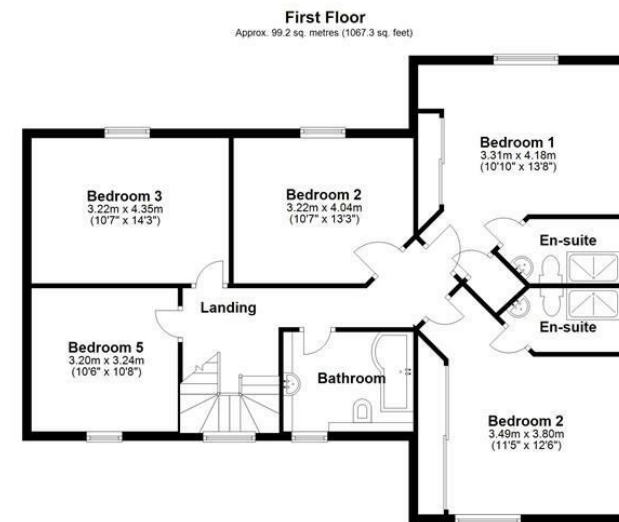
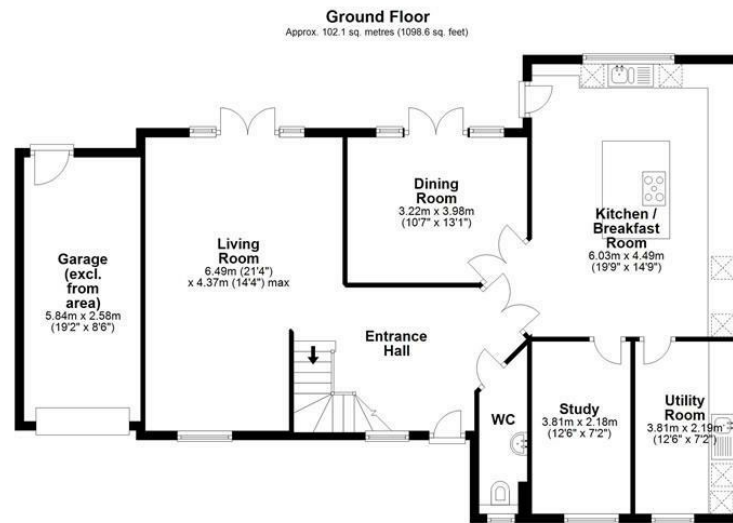
Tenure: Freehold

Council tax: Band F = £3,080 for 2023 - 2024 (East Cambridgeshire District Council)

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		
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Total area: approx. 201.2 sq. metres (2165.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	86	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
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(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-30) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

