



Radcliffe & Rust
Residential sales & lettings

58c Newmarket Road, Burwell CB25 0AE
Guide Price £425,000

Radcliffe & Rust are delighted to offer, for sale, this modern four bedroom detached property situated in the highly sought after village of Burwell, CB25. Positioned just off Newmarket Road, in a quiet cul-de-sac road of just four houses, this property is in an excellent location to access the amenities of Burwell but is also easy to get to Newmarket, Cambridge and beyond. 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 fantastic detached property in the highly regarded village of Burwell. Offering four bedrooms, a private rear garden and separate garage, this property has bright and inviting modern interiors throughout.

The property is positioned in a quiet cul-de-sac just off Newmarket Road. This road offers direct access into Exning and Newmarket as well as being close to the centre of Burwell and Swaffham Road which continues to Cambridge. Upon approaching the property there is a private garage with parking immediately in front of the garage. Once inside, you are welcomed into an L shaped hallway with stairs leading to the first floor. In the hallway there is wooden laminate flooring which leads into the kitchen and breakfast room. The first room you come to on the left handside is the downstairs cloakroom which has a W.C. and hand basin. Next door to the cloakroom is the study. Overlooking the front of the property, the room is large enough to be a working space for two people if required with space for two desks. Next to the study is the large living room. With French doors leading to the rear garden, this room is bright and inviting and has a feature fireplace with wooden surround. The fireplace has currently been covered over but could be re-instated or possibly changed for a log burner style fire if required by the new owner.

Next to the stairs, is the dining room. This room also enjoys French doors leading to the rear garden and is large enough to hold a table for at least 6 - 8 people. Next to the dining room is the kitchen / breakfast room. Spanning the full length of the property, this room has dual aspect windows with a window overlooking the front of the property and French doors overlooking the garden. The kitchen has cream gloss wall and base units with a contrasting wooden coloured worktop. Within the kitchen there is a stainless steel sink and drainer, electric oven with grill above, five ring gas hob and integrated fridge and freezer. The breakfast space has a freestanding peninsula with shelving on one side and space for two people to sit on the other side. Because of the position of the kitchen / breakfast room and dining room, these rooms could be joined together to create a large kitchen diner if required by the new owner and adding bi-folding doors in place of the French doors in both rooms would flood the space with light and offer the perfect indoor / outdoor living.

On the first floor, there are four bedrooms and family bathroom as well as an en-suite to the master bedroom. The first room you come to on the left handside is the family bathroom. With cream wall and floor tiles, there is a black tile running throughout the wall tiles which adds character and interest. The bathroom has a W.C., hand basin and bath with overhead shower and bi-folding shower screen. Next to the family bathroom is bedroom four. Although the smallest of the bedrooms, this room is still a great size and could fit a double bed. Bedroom three is positioned next to bedroom four. Overlooking the front of the property, this room is also generously sized and large enough for a double bed and additional furniture. One the opposite side of the landing are bedrooms one and two. Bedroom two overlooks the front of the property. Within bedroom two, there is an alcove which could work really well for built-in storage if required. The master bedroom overlooks the rear of the property. With treetop

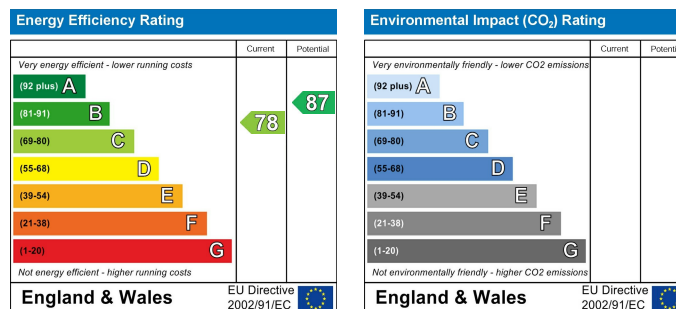
views, the master bedroom is another great sized double room with ample space for additional furniture. The master bedroom also has the added bonus of an en-suite which has a walk-in shower with dual shower heads, hand basin and W.C. The bevelled modern white wall tiles bounce light around the room.

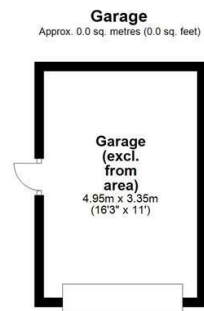
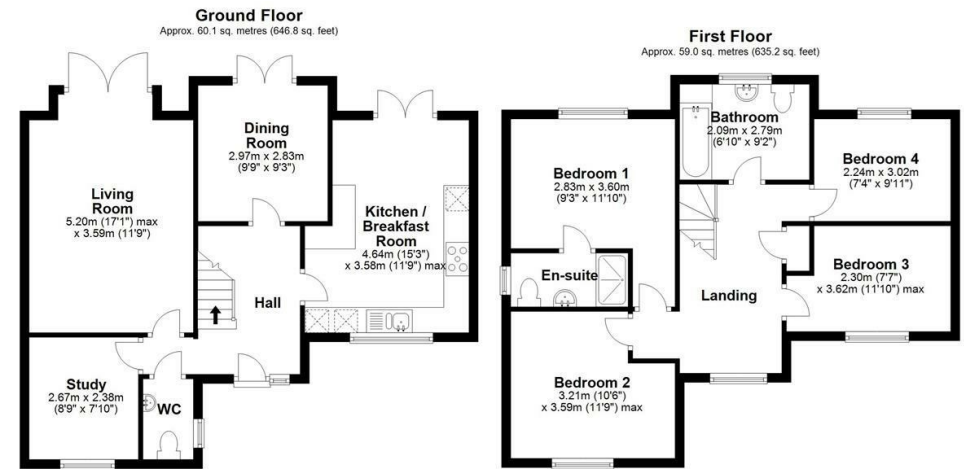
Outside, there is a private rear garden with a paved dining space and grassed area. The rear garden offers direct access into the garage and also to the front of the property via a gate.

Please call us on 01223 307 898 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 E = £2,606 for 2023 - 2024 (East Cambridgeshire District Council)





Total area: approx. 119.1 sq. metres (1282.0 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			78 87
(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	

