



Radcliffe & Rust
Residential sales & lettings

30 Reach Road, Burwell CB25 0AH
Price Guide £475,000

Radcliffe & Rust Estate Agents are delighted to offer, for sale, this charming family home located on Reach Road in the vibrant village of Burwell. This property enjoys an enviable location that perfectly blends rural tranquility with excellent local amenities. Burwell is a thriving community offering a range of everyday conveniences including independent shops, a post office, cafés, and a choice of traditional pubs. Families will particularly appreciate the highly regarded local primary school, while secondary education is easily accessible in nearby Soham and Bottisham, both just a short drive or bus journey away. For commuters, Burwell offers excellent road connections to Cambridge, Ely, and Newmarket, making travel for work or leisure straightforward. The village is also surrounded by beautiful countryside and nature reserves, ideal for walking, cycling, and outdoor pursuits. With its strong community spirit, good schooling, and close proximity to both city and countryside, this location provides an exceptional quality of life for families and professionals alike.

Number 30 Reach Road is an impressive and well-presented family home, offering generous and versatile accommodation set across three floors. Thoughtfully extended and updated, the property blends period character with modern convenience, creating a comfortable and flexible living environment ideal for families.

The property is entered via a welcoming hallway which provides access to the principal reception rooms. To the front, the sitting room retains a warm and traditional feel, with an exposed brick fireplace housing a wood-burning stove, making it the perfect space for relaxing evenings. At the rear, the living room enjoys French doors opening directly onto the garden, flooding the space with natural light and creating a seamless link between indoors and outdoors. The well-fitted kitchen provides a comprehensive range of units and ample work surfaces, designed with practicality in mind, while a spacious dining/garden room adjoins, providing an excellent setting for family meals or entertaining. A further reception room currently serves as a study, ideally suited to home working, while a utility room, cloakroom, and a guest bedroom with its own en-suite complete the ground floor accommodation.

The first floor offers four well-proportioned bedrooms, each presented with neutral décor and adaptable for use as family bedrooms, guest rooms, or additional workspaces. A family bathroom serves this level, fitted with a modern suite and offering both functionality and comfort. From the landing, stairs rise again to the second floor, where two large loft rooms, complete with eaves storage, provide superb versatility. With generous proportions and natural light, these rooms can be adapted to suit a variety of purposes, from additional bedrooms to playrooms or hobby spaces. There is even the potential to convert this area into a large principle bedroom with en-suite and walk in wardrobes. These rooms also provide access to a spacious attic, providing plenty of additional storage space.

Externally, the property continues to impress. The rear garden is private and mature, thoughtfully arranged to provide a combination of lawn, established planting, and raised vegetable beds, appealing to those with an interest in gardening or self-sufficiency. There is ample room for outdoor dining and relaxation, with leafy surroundings creating a peaceful and secluded atmosphere. To the front, the property benefits from off-road parking, while modern solar panels enhance energy efficiency, generate generous export payments and more than halve energy bills.

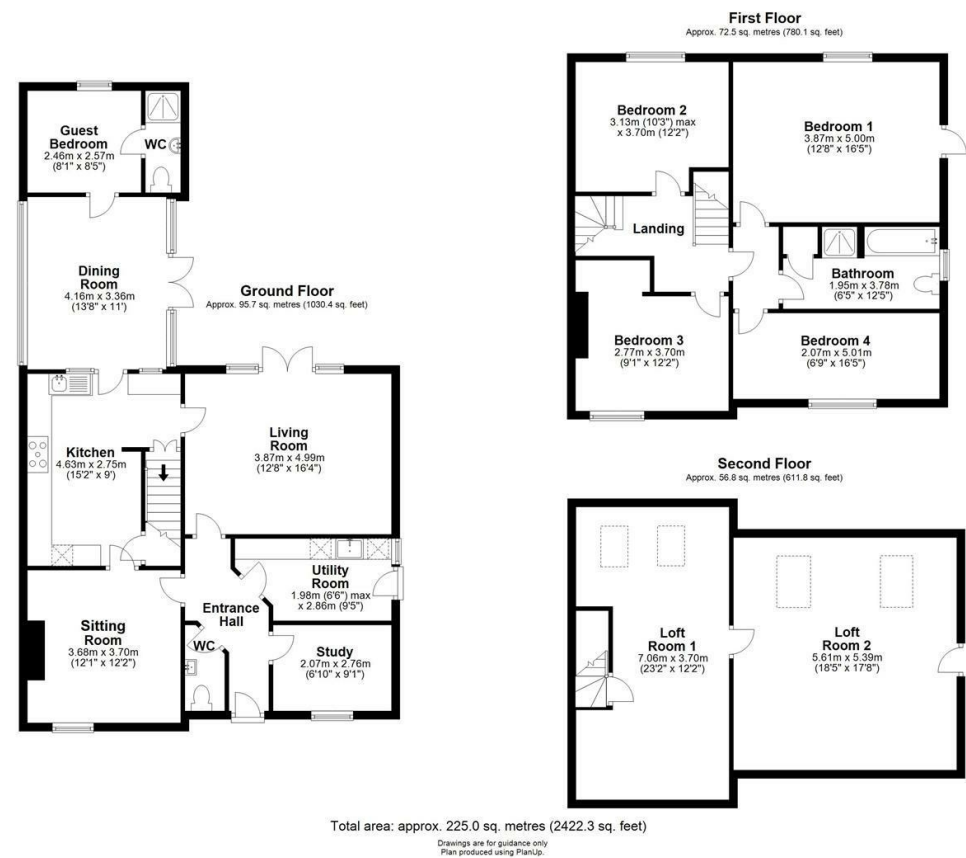
Overall, this is a home that delivers space, flexibility, and character in equal measure. The thoughtful layout, variety of reception rooms, and six potential bedrooms ensure it can adapt easily to the changing needs of family life. Situated in the heart of the popular village of Burwell, Number 30 Reach Road offers an excellent opportunity for buyers seeking a substantial and practical home with charm, modern features, and strong eco credentials.

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.

Agent notes

Tenure: Freehold
Council tax: Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

