



**55 Silver Street,
Burwell, Cambridgeshire**

**DAVID
BURR**



55 Silver Street, Burwell, Cambridgeshire, CB25 0EF

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

Measuring close to 2,300 sq. ft is this substantial detached modern home which is situated in a sought-after location within walking distance of amenities. The property offers tastefully presented living accommodation finished to a high specification, including a particularly impressive open-plan kitchen/dining/living area, whilst also enjoying ample parking with an enclosed rear garden and a detached office/studio.

A substantial 2,300 sq. ft detached property within walking distance of amenities in the well served village of Burwell.

Ground Floor

ENTRANCE HALL With stairs rising to the first floor.

SITTING ROOM A lovely light room featuring a media wall with electric feature fireplace, TV recess, and open plan leading through to:

DINING/ENTERTAINING ROOM Featuring a large island with a seating area with built-in storage under granite worktop, along with a built-in bar/dresser with a drinks fridge and bi-fold doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM The hub of the home extensively fitted with a range of units under granite worktops with a sink inset. Appliances include two Samsung ovens and a Samsung four-ring induction hob with hood over, two integrated dishwashers, space for an American fridge freezer, whilst the large central island provides seating for six people and additional storage.

WALK-IN PANTRY with shelving.

UTILITY Fitted with further units under granite worktops with a sink inset, space and plumbing for a washing machine and tumble dryer, and a door leading to the side.

STUDY/PLAYROOM Fitted with built-in storage and drawers, and two desks/workstations.

CLOAKROOM With WC and wash basin.

First Floor

LANDING The spacious landing features a large airing cupboard and doors to:

MASTER BEDROOM An impressive and spacious room with built-in storage and outlook over the rear garden.

DRESSING ROOM With fitted storage and drawers.

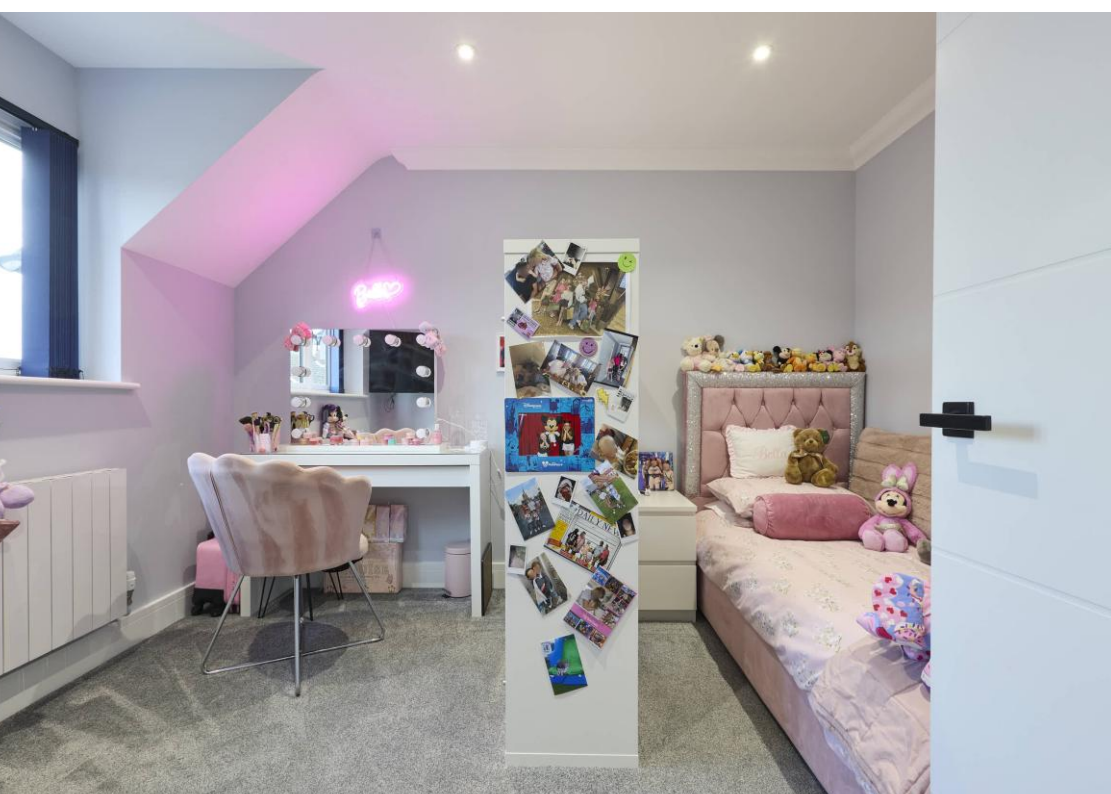
ENSUITE Stylishly fitted with a white WC, wash basin, tiled shower cubicle with Mira digital shower controls and designer heated towel rail with extensively tiled walls and floor.

BEDROOM 2 With built-in storage and outlook to the front.

BEDROOM 3 With built-in storage and an outlook to the rear.

BEDROOM 4 Outlook to the front.

FAMILY BATHROOM Luxuriously fitted with a WC, wash basin, free-standing bath with Mira digital bath filler, designer heated towel rail and extensively tiled walls and floor.



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Outside

The property is situated in a quiet location approached by a driveway laid to a resin bound finish, providing parking for several vehicles set behind a low retaining brick wall. The rear gardens offer paved dining areas partially covered by a bespoke awning, creating an ideal area for alfresco entertaining. The remainder of the garden is finished with artificial lawn, leading to a useful detached **OFFICE/STUDIO** with underfloor heating, light and power connected.

Material Information

SERVICES Air source heat pump to ground floor underfloor heating and radiators to first floor. Mains water and drainage. Mains electricity connected. The property is very economical to run. NOTE: None of these services have been tested by the agent.

EPC B

LOCAL AUTHORITY East Cambridge District Council.

COUNCIL TAX BAND E. (£2,896.34 per annum).

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 155 mbps download, up to 20 mbps upload.

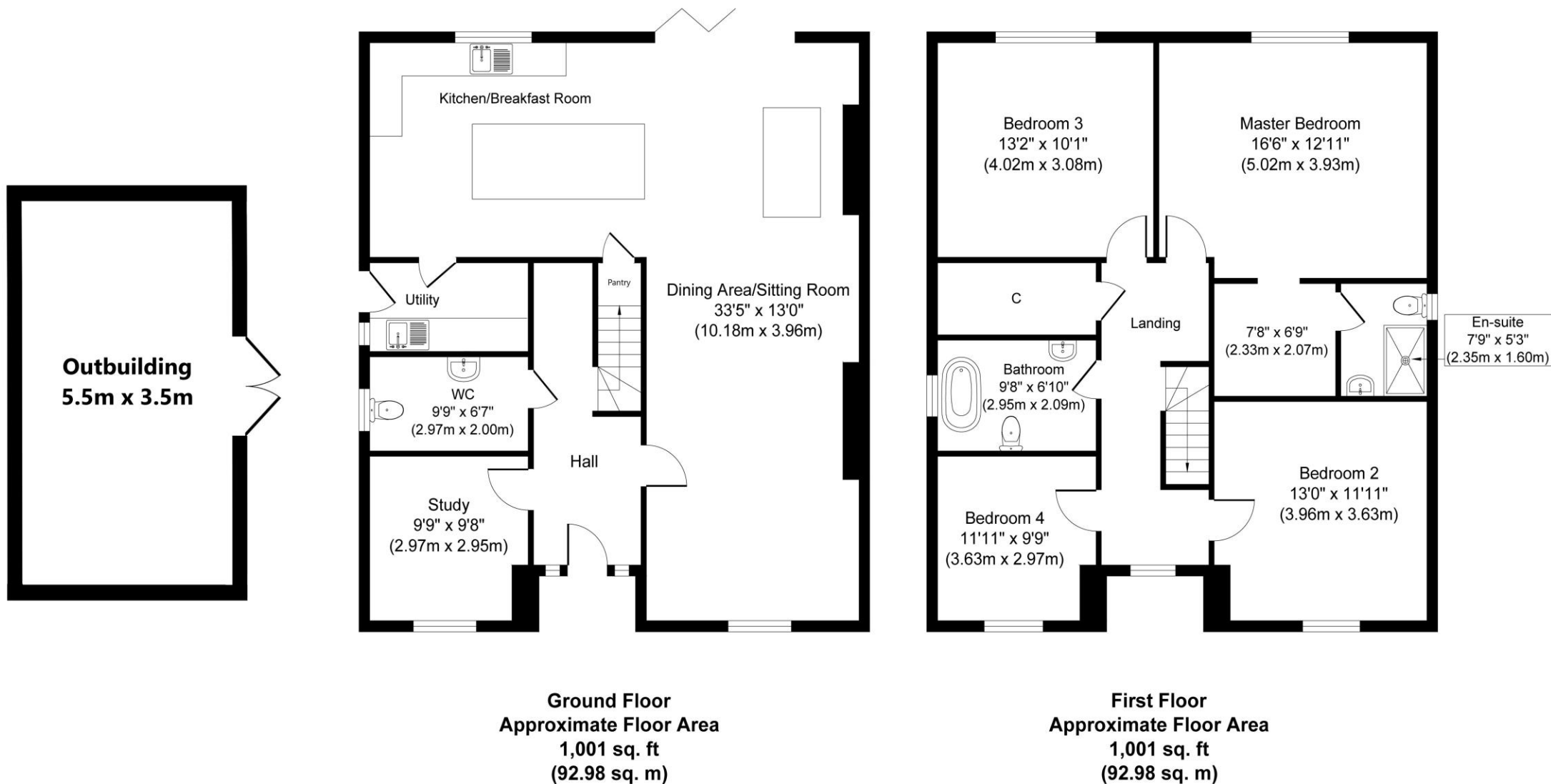
Phone Signal: Yes. Provider: Coverage is likely with all providers but limited data coverage with three.

WHAT3WORDS stammer.blacked.dial

VIEWING Strictly by prior appointment only through DAVID BURR.

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