



Silver Street, Burwell, CB25 0EF



Silver Street

Burwell,
CB25 0EF

- Recently Built Detached Home
- Large Kitchen/Diner
- Utility
- 4 Bedrooms
- Ensuite
- South/West Facing
- Viewings Advised

Recently constructed and high quality detached family home standing in the heart of the village centre. Well appointed and built by the current owners in 2022 this stunning home includes spacious rooms to include an impressive 35ft kitchen/family room, utility, living room, 4 bedrooms, an ensuite to master and family bathroom. Complete with a private South/West facing garden and plenty of parking to front.



Guide Price £565,000





LOCATION

Burwell is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

GROUND FLOOR

ENTRANCE HALL

Staircase rising to the first floor with understairs storage cupboard and tiled flooring.

CLOAKROOM

Comprising low level WC, wash basin with vanity cupboard below, tiled walls and flooring and extractor fan.

UTILITY ROOM

Built-in storage cupboard, space and plumbing for washing machine and tumble dryer with worktop space over, extractor fan and window to the front aspect.

KITCHEN/DINING/FAMILY ROOM

An impressive and spacious room offering an excellent family space with bi-folding doors opening to the rear garden. The newly fitted kitchen comprises a range of base and eye level units with solid wood worktop space over and tiled splashbacks, one and a half Belfast sink with mixer tap, two built-in ovens, five ring induction hob with extractor hood over and integrated dishwasher. Window the front aspect and door the side aspect.

LIVING ROOM

French doors opening to the garden.

FIRST FLOOR

LANDING

Access to the loft space and airing cupboard housing the pressurized hot water tank and slatted shelving.

BEDROOM 1

Built-in wardrobe and window to the front aspect. Door to:

EN SUITE

Comprising large walk-in shower enclosure, low level WC, wash basin with vanity cupboard below, chrome ladder style towel rail, tiled walls and flooring, extractor fan and Velux window to the side aspect.

BEDROOM 2

Window to the rear aspect.

BEDROOM 3

Window to the rear aspect.

BEDROOM 4

Built-in storage cupboard and window to the front aspect.

FAMILY BATHROOM

Comprising low level WC, P-shaped bath with shower over and screen,

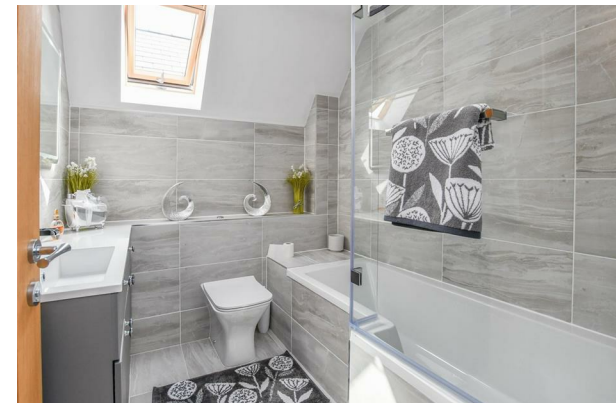
wash basin with vanity cupboard below, chrome towel rail, tiled walls and flooring, extractor fan and Velux window to the side aspect.

OUTSIDE

The property is approached via a large gravelled driveway allowing parking for numerous vehicles. The rear garden can be accessed from both sides and is mainly laid to lawn with a paved patio and closeboard fencing.

MATERIAL INFORMATION

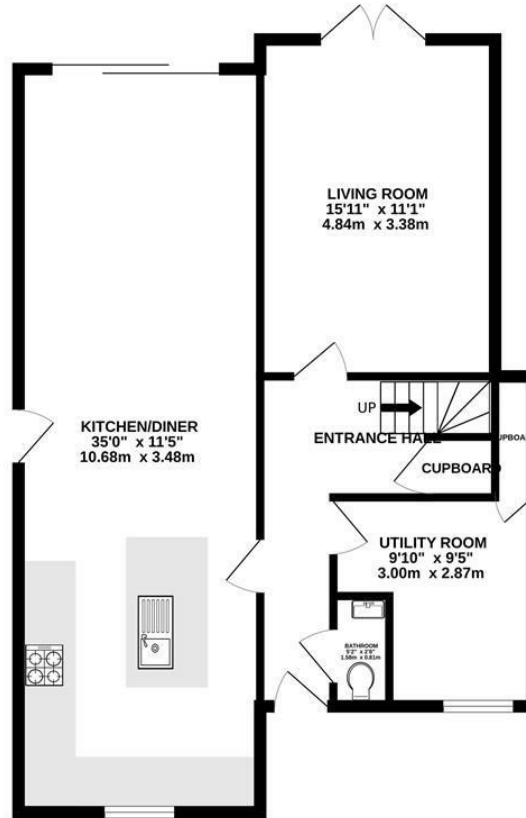
- Tenure - Freehold
- Council tax band - TBC



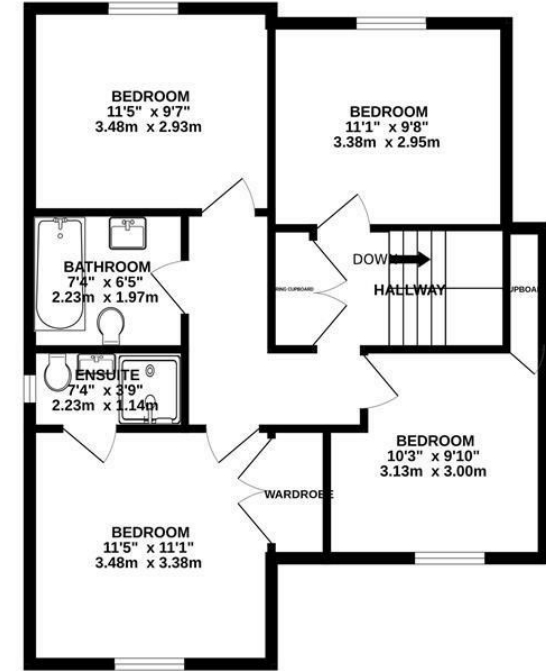


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.4 sq.m.) approx.



Guide Price £565,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - East Cambridgeshire

57 SILVER STREET

TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.