



Lime Close, Burwell, CB25 0JR

CHEFFINS

Lime Close

Burwell,
CB25 0JR

- Spacious Detached House
- 5 Double Bedrooms – 2 Ensuites
- 3 Reception Rooms
- Accommodation over 2,800 sq ft
- Private Enclosed Rear Garden
- Double Garage & Driveway
- NO CHAIN

A well presented 5 bedroom detached home offered with NO CHAIN and set in a quiet cul-de-sac in the popular village of Burwell. The spacious accommodation is in excess of 2,800 sq ft and includes an entrance hall, 3 reception rooms, a refitted kitchen/breakfast room and separate utility room, 5 double bedrooms (two with ensuites) and a family bathroom. The property further benefits from a private landscaped rear garden, a driveway and double garage. Viewing Recommended.

5 4 3

Guide Price £850,000





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.

ENTRANCE HALL

with entrance door and 2 double glazed windows, oak laminate flooring, radiator, stairs leading to the first floor, built-in storage cupboard, further storage cupboard housing Megaflo water cistern, alarm control box, radiator.

LIVING ROOM

21'5 x 16'2

A beautiful triple aspect room with an exposed red brick fireplace with gas fire, oak laminate flooring, 2 radiators, box window to the front aspect and French doors overlooking the rear garden.

DINING ROOM

14 x 10

with oak laminate flooring, radiator, French doors overlooking the rear garden.

FAMILY ROOM

17'10 x 12'3

A dual aspect room with oak laminate flooring, radiator.

SHOWER ROOM

A 3 piece suite comprising a low level WC, pedestal wash hand basin, shower with chrome attachments, tiled splashbacks, radiator, tiled flooring, half tiled walls, extractor fan, window to the side aspect.

KITCHEN

17'7 x 14

An impressive contemporary kitchen with a range of matching wall and base units, composite worktop, matching island with seating area, 1.5 bowl sink with mixer tap, integrated Miele eye level double oven, Induction hob with extractor fan, space for American style fridge/freezer, integrated dishwasher, Amtico flooring, inset spotlights, dual windows overlooking the attractive rear gardens.

UTILITY ROOM

with a range of base units with stainless steel sink unit, wall mounted Ideal Logic gas boiler, door to a side entrance, Amtico flooring, radiator, inset spotlights, extractor fan.

FIRST FLOOR**SPACIOUS GALLERIED LANDING**

with a radiator, built-in storage cupboard, loft access and a window to the front aspect.

BEDROOM 1

16'10 x 14'8

A spacious room with 2 radiators, separate loft access and dual windows overlooking the front aspect.

DRESSING AREA

Split level with built-in furniture.

ENSUITE BATHROOM

A white suite comprising a low level WC, twin pedestal wash hand basins, bidet, side panel bath with shower attachment over, shower cubicle, tiled flooring, half tiled walls, radiator, inset spotlights, extractor fan, window to the side aspect.

BEDROOM 2

15'4 x 10'11

A spacious double room with a range of matching units, radiator and a window overlooking the rear garden.

ENSUITE SHOWER ROOM

A modern white suite comprising a low level WC, pedestal wash hand basin, bidet, shower cubicle, tiled walls, tiled flooring, inset spotlights, extractor fan, window to the side aspect.

BEDROOM 3

14'7 x 10'11

A spacious double room with a window overlooking the side aspect, built-in wardrobe, oak laminate flooring, radiator.

BEDROOM 4

10'11 x 10'9

A double room with a window overlooking the rear garden, oak laminate flooring, radiator.

BEDROOM 5

A double room with a window overlooking the front aspect, radiator, oak laminate flooring.

OUTSIDE

To the rear of the property is a beautifully landscaped South West facing garden mainly laid to lawn with flower bed borders, an Indian sandstone patio area with pergola, laurel hedgerow borders, planter vegetable patch, area laid to shingle, timber built greenhouse, mature flower and shrub borders, side gated access, outside tap.

To the side of the property is a timber built shed with a pathway leading to the front with a block paved driveway providing parking for several vehicles.

DOUBLE GARAGE

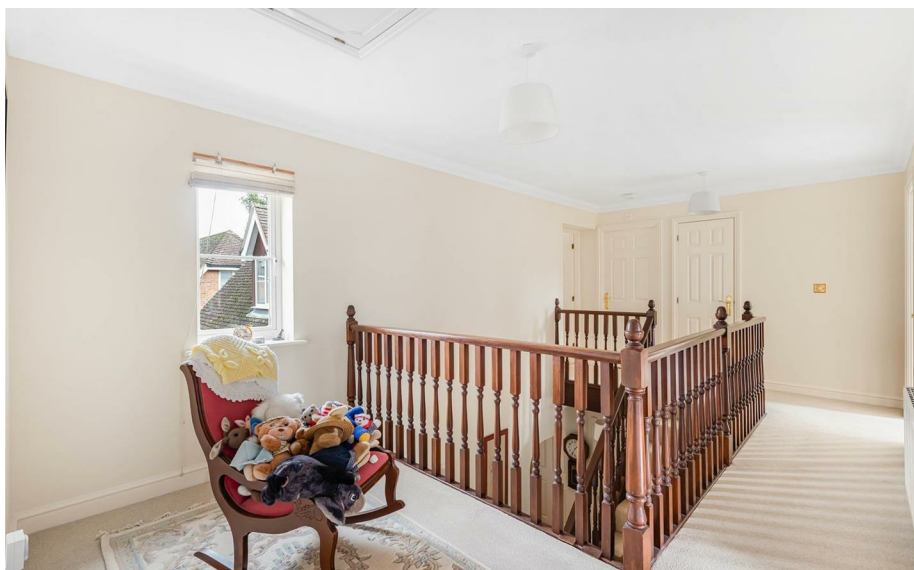
with 2 electric up and over doors, power and light, solar panel controls, electric consumer unit, rear pedestrian access, window to the rear aspect.

SALES AGENTS NOTES

1. The property has the benefit of solar panels which are owned outright and were installed in 2010.
2. The property is accessed via a shared driveway, the maintenance cost of this is shared between 4 properties in the cul-de-sac.

Please note the photos were taken when the property was occupied, it is now vacant and empty.


For more information on this property, please refer to the Material Information Brochure on our website.









| 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 |  |

Guide Price £850,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - East Cambridgeshire





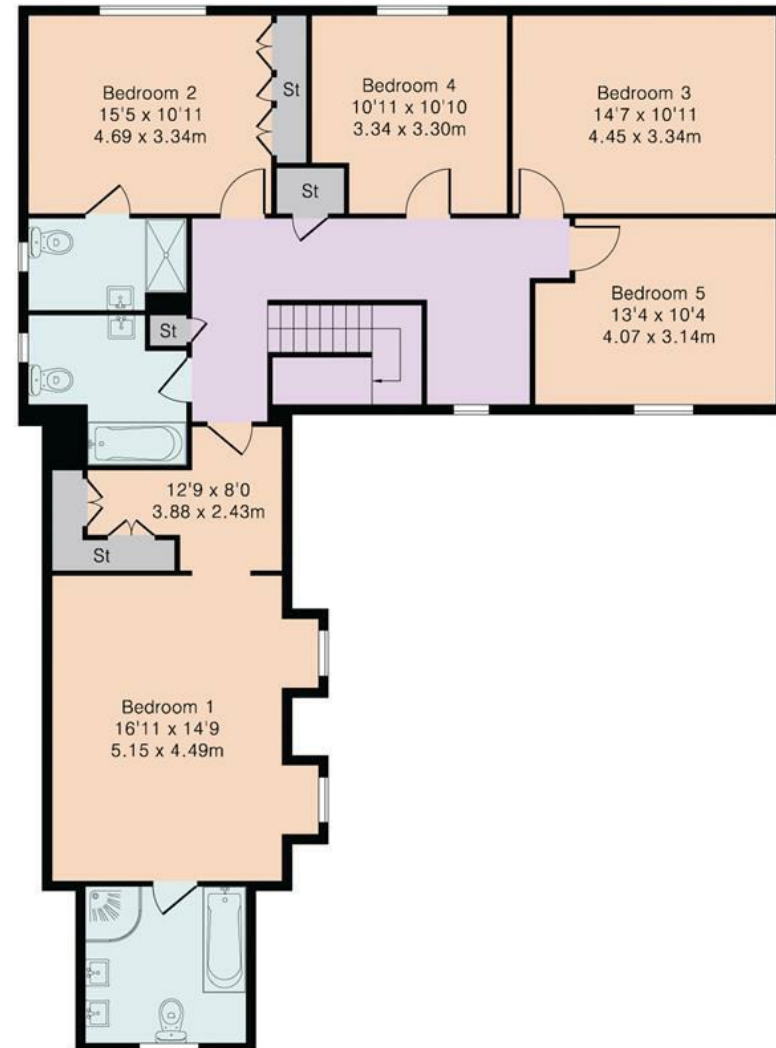
Approximate Gross Internal Area 2852 sq ft - 265 sq m

Ground Floor Area 1532 sq ft – 142 sq m

First Floor Area 1320 sq ft – 123 sq m



Ground Floor



First Floor



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

