



**Montford Close, Burwell CB25 0RF**

**Guide Price £289,000**

## Montford Close, Burwell CB25 0RF

A modern family home standing within this cluster of similar homes and located in this thriving and highly regarded village.

This property boasts accommodation to include entrance hall, kitchen/breakfast room, living room/dining room, three bedrooms and family bathroom.

Externally the property offers a fully enclosed rear garden, garage and additional parking.

### Entrance Hall

With doors leading to kitchen, lounge, cloakroom and storage cupboard. Stairs leading to first floor.

### Kitchen 10'5" x 8'2" (3.20m x 2.50m)

Fitted kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for electric cooker with stainless steel extractor above. Space and plumbing for dishwasher. Tiled splashbacks. Window to overlooking the rear garden. Door to entrance hall.

### Sitting/Dining Room 14'5" x 11'5" (4.40m x 3.50m)

Spacious, light room with French doors leading to patio area. Window overlooking rear garden. Radiator. Door to entrance hall.

### Cloakroom

White suite comprising low level W.C. and hand basin. Door to entrance hall.

### Landing

### Bedroom 1 12'5" x 10'5" (3.80m x 3.20m)

Spacious room with window overlooking the rear aspect. Radiator. Door to landing.

### Bedroom 2 11'9" x 8'2" (3.60m x 2.50m)

Generous room with window to the front aspect. Radiator. Door to landing.

### Bedroom 3 8'6" x 6'2" (2.60m x 1.90m)

Well proportioned room with window to the front aspect. Storage over stair bulkhead. Radiator. Door to landing.

### Bathroom

White suite comprising low level W.C., pedestal hand basin and panelled bath with mixer tap and wall mounted shower over. Radiator. Obscured window. Door to landing.

### Garage 8'0" x 8'3" (2.44m x 2.54m)

With up and over door and door to rear garden.

### Outside - Front

Mainly laid to lawn with a stepping stone path leading to front door. Established hedge and shrub planting to the borders. Block paved driveway leading to garage with up and over door.

### Outside - Rear

Patio area to the rear of the house with French doors leading to the lounge. Lawned area beyond with planted border. Timber shed. Door to garage.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 72 SQM

Parking -

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast available,

59Mbps download, 13Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

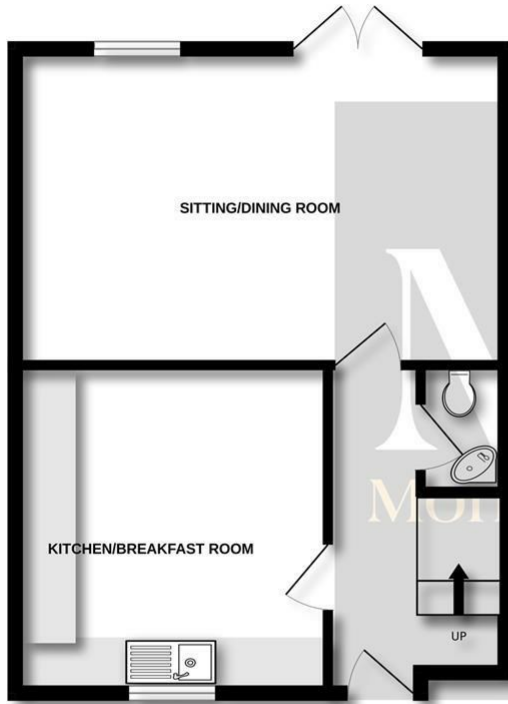
Rights of Way, Easements, Covenants - None that the vendor is aware of

### Location

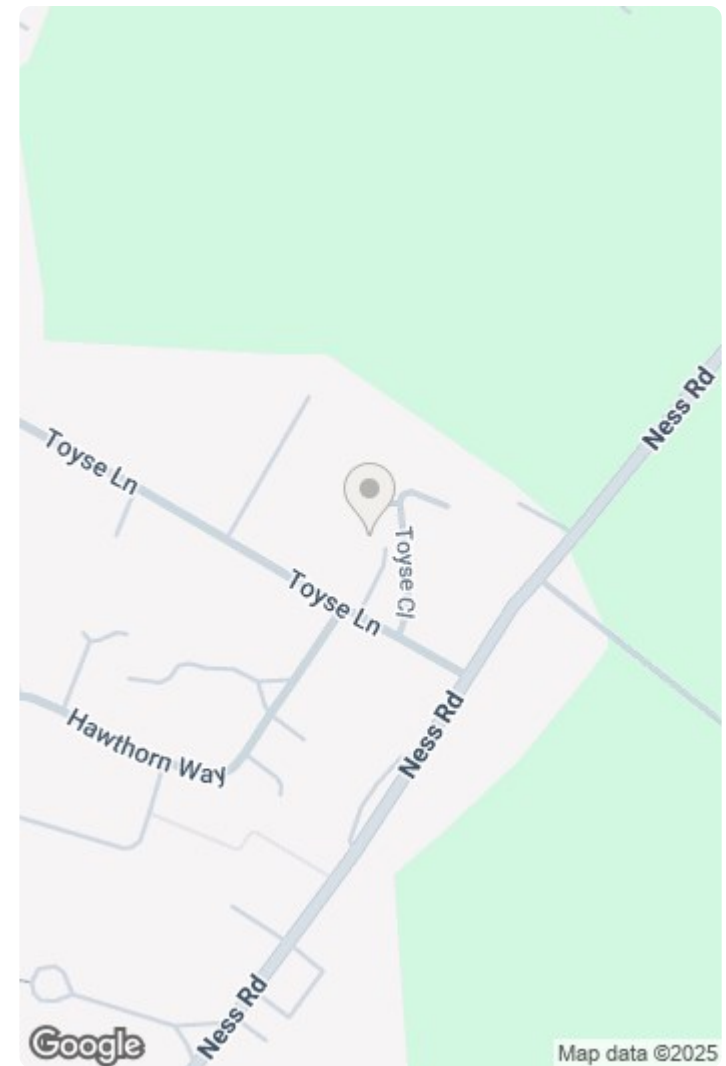
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.



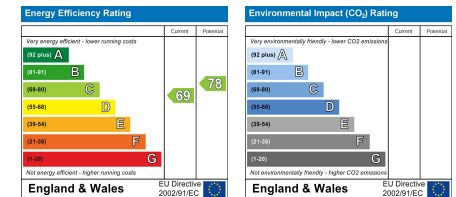
GROUND FLOOR



1ST FLOOR



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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