

Copperfield Way, Burwell
Cambridge, CB25 0PA
Guide Price £595,000

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This family home is set within this select development and located in this thriving East Cambridgeshire village.

A modern and detached family home set within this select development and located in this thriving East Cambridgeshire village. Updated and improved by the current owners, this property has been carefully reconfigured to provide independent living areas upstairs and downstairs for the multi-generational family. Accommodation includes spacious entrance hall, sitting room, dining room, main kitchen/breakfast room, utility room, cloakroom, study/snug, bedroom 5/reception room with sizeable ensuite bathroom. There are four first floor bedrooms, master bedroom currently used as sitting/dining with kitchen which can easily be converted back to ensuite if required. Separate family bathroom.

Externally the property is approached via a gravelled driveway, allowing ample off-road parking and is complete with a fully enclosed, low maintenance and compact rear garden.

Accommodation Details:
Fully glazed front entrance door leading through to the:

Entrance Hall
Spacious entrance hall with staircase rising to the first floor, engineered wood flooring, understairs storage cupboard, built in cupboard for coat hanging and shoes, radiator, access and door leading through to:

Sitting Room
19'5" x 12'11"
Dual aspect room with three windows to the front aspect and French style doors leading to the rear garden, engineered wood flooring, feature fireplace to the side housing gas fire, TV aerial connection point, radiator.

Kitchen/Breakfast Room
13'10" x 12'0"
Re-fitted kitchen with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, built in Neff double oven with fan assisted oven below and microwave/grill above, separate Neff five ring gas hob with extractor hood over, integrated Neff dishwasher, integrated Bosch fridge/freezer, breakfast bar, tiled flooring, radiator, window to the side aspect, French style doors leading to the rear garden, access and door leading through to:

Utility Room
9'8" x 5'8"
Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, part glazed door to the side aspect, radiator.

Dining Room/Bedroom
With wood effect flooring, radiator, picture window to the hall and window to the rear aspect.

Snug
11'6" x 6'5"
With radiator, window to the side aspect and door leading through to:

Bedroom 5
18'2" x 10'2"
Double bedroom with radiator, laid wooden style flooring, window to the front aspect and door through to the:

Ensuite
Luxury fitted three piece bathroom suite comprising a low level WC, hand basin with vanity cupboard under, walk-in shower with glass screen, heated towel rail, tiled flooring and obscured window to the front aspect.

Workshop/Storage
Useful storage area with lighting and access hatch to very useful boarded loft area with lighting

WC
Low level WC, hand basin, radiator, tiled flooring and obscured window to the front aspect.

First Floor Landing
With airing cupboard, radiator, access and door leading through to:

Sitting & Dining Room (Former Master Bedroom)
14'4" x 13'5"
This versatile room has recently been converted into a sitting/dining area with laid wooden style flooring, eaves storage, radiator, dormer window to the rear aspect and door through to the:

Kitchen (Former Ensuite)
What was an ensuite, the sellers have recently fitted, to accompany the upstairs living area, a kitchen. With matching eye level storage units and wooden working surfaces over, inset stainless steel sink with mixer tap, electric oven and hob with extractor hood above, space for a fridge freezer. Dormer window to the front aspect.

Bedroom 2
14'0" x 12'0"
Double bedroom with large built-in wardrobe, radiator and dormer window to the rear aspect.

Bedroom 3
10'2" x 9'8"
With large built-in wardrobes, radiator and dormer window to the rear aspect.

Bedroom 4
With radiator, access to loft space and window to the front aspect.

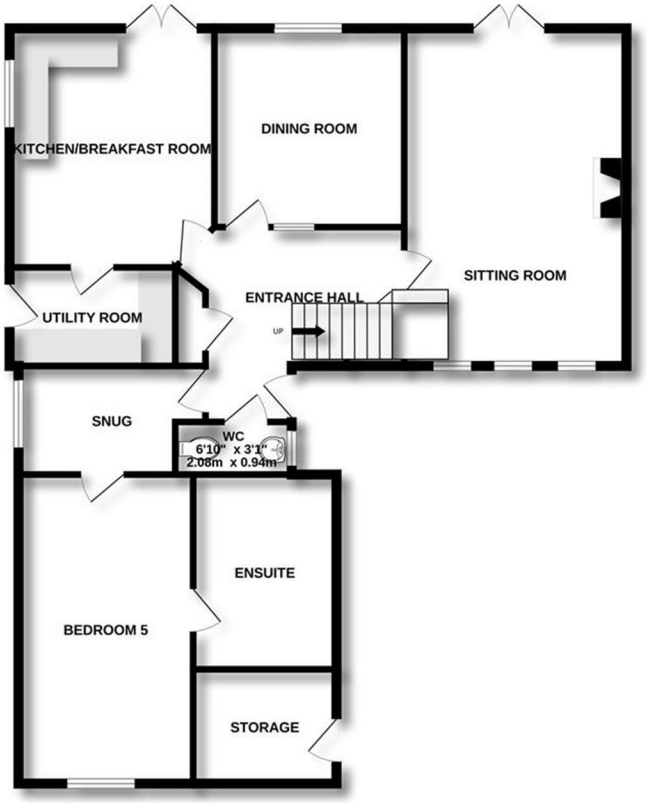
Family Bathroom
Re-fitted family bathroom with suite comprising walk in shower enclosure, free standing bath with centre fill taps, wash hand basin set in vanity unit, low level WC, part tiled walls, tiled flooring, radiator, sensor lighting, Velux window to the side aspect, further window to the front aspect.

Outside - Rear
Fully enclose rear garden predominantly laid to lawn with a variety of mature plants/shrubs, paved patio area, outside lighting.

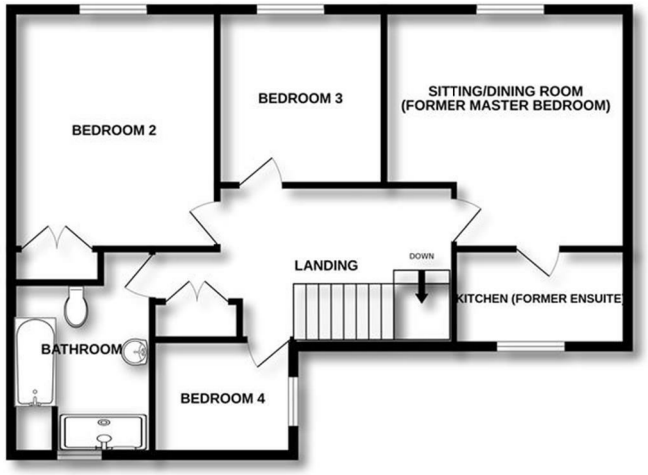
Outside - Front
Good size gravel frontage laid to gravel allowing ample room for off road parking, gated access to rear garden.

Property Information:
Maintenance fee - N/A
EPC - C
Tenure - Freehold
Council Tax Band - E (East Cambs)
Property Type - Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 171 SQM
Parking – Off-Road
Electric Supply - Mains Supply
Water Supply – Main Supply
Sewerage - Mains Supply
Heating sources - Gas
Broadband Connected - Virgin Media
Broadband Type – Ultrafast Available, download 1000 Mbps, upload 100 Mbps
Mobile Signal/Coverage – Ofcom advise 'Limited' on all networks
Rights of Way, Easements, Covenants – None that the seller is aware of
Location - What 3 Words - ///emeralds.enable.education

GROUND FLOOR



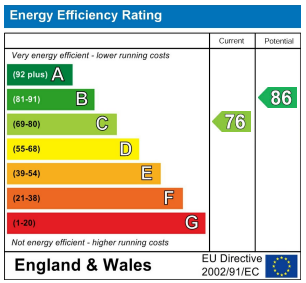
1ST FLOOR

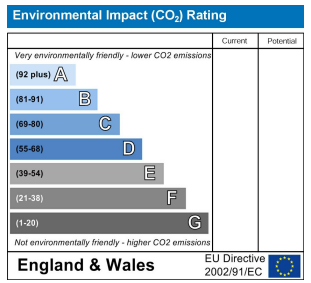


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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- **Outstanding Family Home**
- **Immaculate Presentation**
- **Prime Cul-De-Sac Location**
- **Independent Living Areas Upstairs And Downstairs**
- **Five Spacious Bedrooms (Ensuite To Master)**
- **Ample Off-Road Parking**







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.































