

Lime Close, Burwell
Cambridge, CB25 0JR
Guide Price £800,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

An exceptional detached family home, peacefully positioned at the end of a quiet cul-de-sac in the heart of this highly sought-after and well-served village.

Burwell, one of the largest villages in East Cambridgeshire, offers an excellent range of amenities including three public houses, two coffee shops, a bakery, and a variety of local shops, as well as a post office. The village is conveniently located approximately 10 miles from the city of Cambridge and just 4 miles from the renowned town of Newmarket.

This impressive property extends to around 2,800 sq ft and has been thoughtfully enhanced by the current owners, including a garage conversion that adds valuable living space. The well-proportioned accommodation comprises a spacious entrance hall, living room, dining room, family room, kitchen/breakfast room, and a versatile office/games room. There are five generously sized bedrooms, two of which benefit from en suite facilities, in addition to a family bathroom. The home also features gas-fired central heating and double glazing throughout.
Externally, the property boasts a substantial block-paved driveway providing ample off-road parking for multiple vehicles, along with a beautifully maintained enclosed rear garden, complete with a patio area ideal for outdoor entertaining.

Viewing highly recommended.

Entrance Hall
With attractive wooden flooring. Opening to the kitchen/breakfast room. Doors leading to the dining room, living room, family room and shower room. Built-in storage cupboards. Radiator. Stairs leading to the first floor landing.

Kitchen/Breakfast Room
17'5"x 14'1"
Modern Shaker style range of fitted eye and base level cupboards with wooden worktop over. Space and connection for Rangemaster cooker with stainless steel chimney extractor over. Space and plumbing for dishwasher and washing machine. Integrated fridge/freezer. Inset butler sink with mixer tap over. Attractive glass splashbacks. Tiled, wood effect flooring. Radiator. Dual windows to the rear aspect. Doors leading to the utility room and dining room. Opening to the entrance hall.

Dining Room
14'0" x 1003'11"
Spacious dining room with wooden flooring. French doors leading to the rear terrace. Radiator. Doors leading to the kitchen/breakfast room and entrance hall.

Living Room
21'5" x 13'3"
Spacious, light living room with a stunning feature fireplace with full height, exposed brick surround. Wooden flooring. Radiators. Bay window to the front aspect. French doors to rear garden terrace. Glazed double doors to entrance hall.

Family Room
17'10" x 12'4"
Spacious light room with wooden flooring, offering a variety of uses. Radiator. Dual windows to the front aspect and further window to the side aspect. Doors leading to the entrance hall and office

Office
17'2" x 16'10"
Spacious light room with wooden flooring, offering a variety of uses. Radiators. Dual windows to the front aspect and further window to the side aspect. Door leading to the family room.

Utility
6'11" x 6'10"
Fitted with a range of eye and base level cupboards with wooden worktop over. Stainless steel inset bowl sink with mixer tap over. Space and plumbing for washing machine. Tiled, wood effect flooring. Door leading to the kitchen/breakfast room. Half glazed door leading to the conservatory.

Conservatory
With doors leading to the rear garden and utility room.

Shower Room
Modern white suite comprising low level WC, pedestal handbasin with mixer tap over and shower cubicle. Attractively tiled throughout. Obscured window. Radiator. Door leading to the entrance hall.

First Floor Landing
Spacious galleried landing with doors leading to all bedrooms and family bathroom. Dual storage cupboards. Radiator. Window to the front aspect. Stairs leading to the entrance hall.

Master Bedroom
17'0" x 12'7"
Expansive bedroom with dual windows to the front aspect. Radiators. Doors leading to the dressing room and en suite.

Dressing Room
12'8" x 7'6"
Spacious dressing room fitted with built-in wardrobes. Radiator. Opening to the Master bedroom, door leading to the landing.

En Suite
Modern white suite comprising low level WC, bidet, pedestal handbasin with mixer tap over, panelled bath with mixer tap and shower attachment over and shower cubicle. Attractively tiled. Obscured window. Radiator. Door leading to the Master bedroom.

Bedroom 2
15'7" x 10'11"
Spacious double bedroom with window to the rear aspect. Double built-in wardrobes. Radiator. Doors to the en suite and landing.

En Suite
Modern white suite comprising low level WC, bidet, pedestal handbasin with mixer tap over and shower cubicle. Attractively tiled throughout. Obscured window. Radiator. Door leading to bedroom 2.

Bedroom 3
14'6" x 10'11"
Spacious double bedroom with window to the rear aspect. Double built-in wardrobes. Radiator. Door to the landing.

Bedroom 4
13'4" x 10'3"
Spacious double bedroom with window to the front aspect. Radiator. Door to the landing.

Bedroom 5
10'11" x 10'9"
Spacious double bedroom with window to the rear aspect. Radiator. Door to the landing.

Family Bathroom
Modern white suite comprising low level WC, pedestal handbasin with mixer tap over and panelled bath. Attractively tiled throughout. Obscured window. Radiator. Door leading to the entrance hall.

Outside
Expansive block paved driveway providing ample off road parking. Lawned area with pathway leading to the front door with storm porch over. Attractive array of shrub planting. Access gate to the rear.

The rear garden is mainly laid to lawn with a spacious paved terrace to the rear and side of the property with french doors leading to both the living room and dining room. Glazed door leading to the conservatory.

PROPERTY INFORMATION
EPC - D
Tenure - Freehold
Council Tax Band - F (East Cambs)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 271 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 52Mbps download, 8Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Approximate Gross Internal Area 2816 sq ft - 261 sq m
Ground Floor Area 1501 sq ft – 139 sq m
First Floor Area 1315 sq ft – 122 sq m



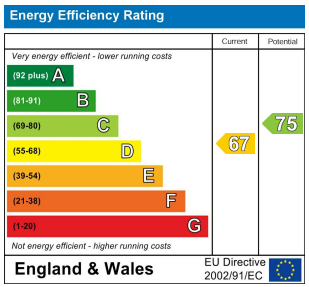
PINK PLAN

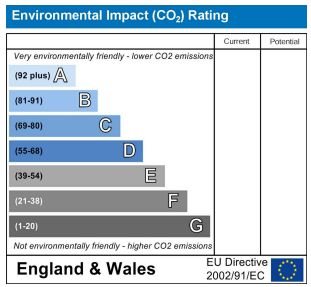
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Morris Armitage

- **Substantial Detached House**
- **Spacious Accommodation Throughout**
- **Kitchen/Breakfast Room**
- **Four Reception Rooms**
- **Master Bedroom Suite**
- **Bedroom 2 with En Suite**
- **Three Further Bedrooms**
- **Family Rear Garden**
- **Quiet Location within this Highly Regarded Village**
- **Viewing Highly Recommended**







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.















































