



**Burling Way, Burwell
Cambridge, CB25 0FJ
Guide Price £370,000**

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Burling Way, Cambridge, CB25 0FJ

A modern townhouse superbly located within this sought after and highly regarded village and offered for sale with no onward chain.

Boasting impressive space throughout of around 1350 square foot, this cleverly designed property offers accommodation arranged over three floors including bedroom 4/study, utility room, sitting room, kitchen/dining room, three principal bedrooms, ensuite to master and a family bathroom.

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

Entrance Hallway

With doors to garage, bedroom 4/study, utility room, cloakroom and storage cupboards. Stairs rising to first floor.

Utility Room

10'5" x 6'10"

Base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and tumble dryer. Boiler. Storage cupboard. Door to garden. Door to:

Bedroom 4/Study

10'5" x 8'7"

With French doors leading to patio area.

Cloakroom

With low level WC and pedestal wash hand basin.

First Floor Landing

With doors to Kitchen/Dining room and Living room.

Kitchen/ Dining Room

13'7" x 16'9"

Fitted with a range of eye and base level storage cupboards with top surfaces over. Stainless steel sink and drainer with mixer tap over. Integrated oven with 4 ring hob and extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Two windows to rear aspect. Ample space for dining table and chairs. Double doors opening through to:

Living Room

16'10" x 16'10"

With two windows to front aspect.

Second Floor Landing

Doors to all bedrooms and bathroom.

Bedroom 1

10'7" x 14'9"

With storage cupboard. Two windows to front aspect. Door to:

En Suite

Three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle.

Bedroom 2

13'7" x 9'6"

With window to rear aspect. Fitted wardrobe.

Bedroom 3

10'5" x 7'2"

With window to rear aspect.

Bathroom

Three piece suite comprising panelled bath with shower attachment over, low level WC and pedestal wash hand basin.

Outside - Front

With paved steps leading to front door. Driveway and access to garage.

Outside - Rear

Full enclosed rear garden with rear access.

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.

Property Details

EPC - B

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Townhouse

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 88 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

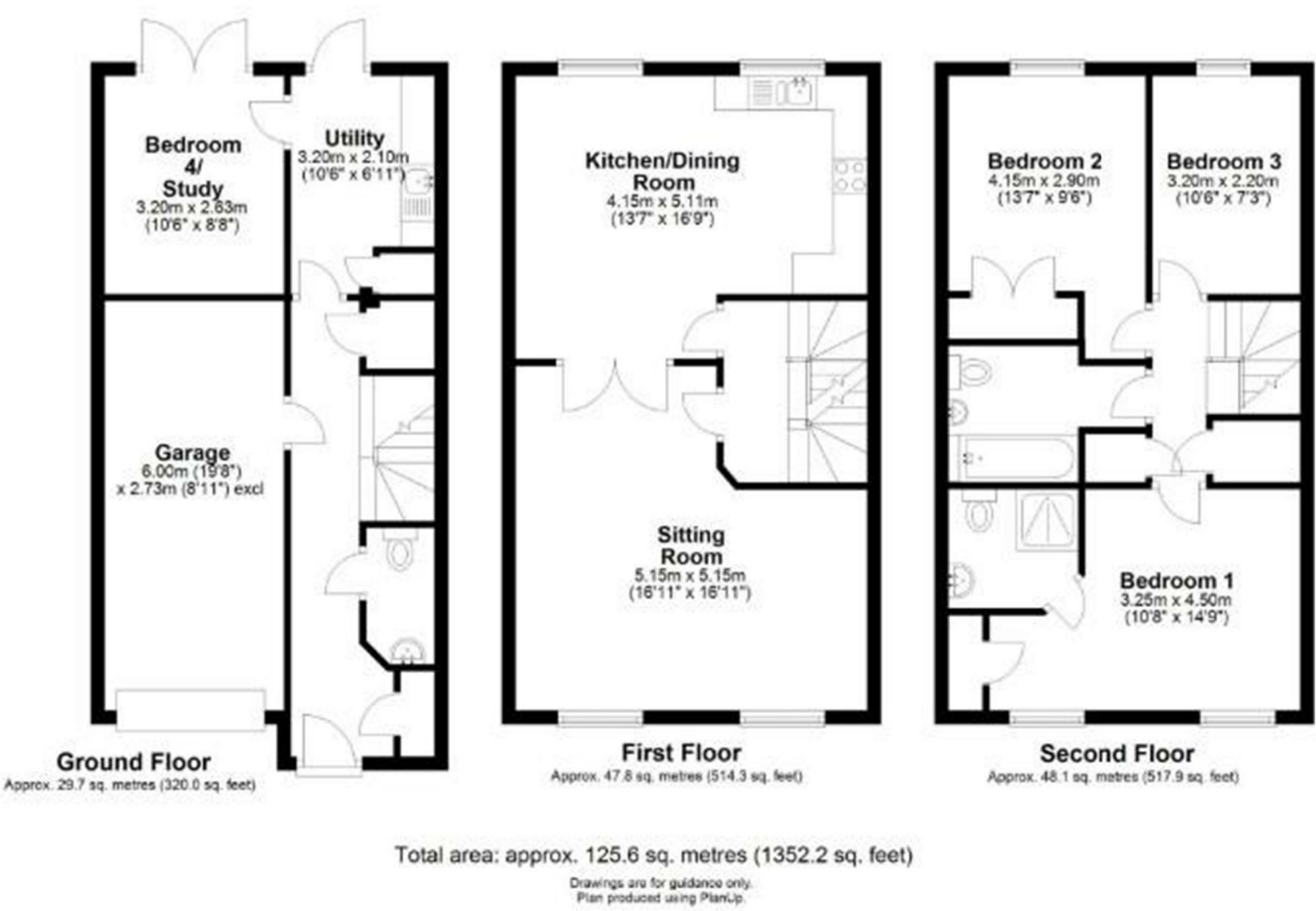
Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks

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





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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 from them. 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.



