



**Newmarket Road, Burwell CB25 0AE**

**Guide Price £425,000**

**MA**  
Morris Armitage

01638 560221

[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Newmarket Road, Burwell CB25 0AE

Situated in a quiet cul-de-sac within the ever popular village of Burwell, this well presented 4 bedroom family home offers excellent accommodation including entrance hall, kitchen/breakfast room, living room, study and cloakroom to the ground floor and 4 bedrooms, ensuite shower room and family bathroom to the first floor.

Externally, the property is approached via a blockpaved driveway offering one parking space leading to the garage. To the rear there is a low maintenance, enclosed and private South facing garden.

Viewing is essential to appreciate.

### Accommodation Details:

Storm canopy over and fully glazed front entrance door through to the:

### Entrance Hall

Laid wooden style flooring, staircase rising to the first floor with storage under, radiator and door through to the:

### Kitchen/Breakfast Room

15'2" x 11'8"

Modern fitted kitchen with a range of matching eye and base level storage units and wooden working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven five-ring gas oven with extractor hood above, integrated fridge/freezer and integrated dishwasher. Laid wooden flooring, windows to the front aspect and French doors out to the rear garden.

### Living Room

17'0" x 11'9"

Spacious living room with TV connection point, radiator and French doors out to the rear garden.

### Dining Room

9'8" x 9'3"

With radiator and French doors out to the rear gardens.

### Study

8'9" x 7'9"

With radiators and window to the front aspect.

### WC

Low level WC, pedestal wash basin, radiator, window to the side aspect.

### First Floor Landing

With access to airing cupboard and window to the front aspect.

### Bedroom 1

9'3" x 11'9"

Double bedroom with radiator, window to the rear aspect and door through to the:

### Ensuite

Three piece bathroom suite comprising a low level WC, pedestal wash basin, enclosed shower cubicle, part tiled walls and window to the side aspect.

### Bedroom 2

10'6" x 11'9"

Double bedroom with radiator and window to the front aspect.

### Bedroom 3

7'6" x 11'10"

With radiator and window to the front aspect.

### Bedroom 4

7'4" x 9'10"

With radiator and window to the rear aspect.

### Bathroom

6'10" x 9'1"

Three piece suite comprising a low level WC, pedestal wash basin, panelled bath with hand held shower attachment, part tiled walls and obscured window to the rear aspect.

### Outside - Front

Bloc driveway leading up to the garage.

### Outside - Rear

Enclosed rear garden with paved patio area, laid artificial lawn, outdoor lighting, side access in to the garage and side pedestrian gate.

### Garage

16'2" x 10'11"

With metal up and over door. Power and lighting.

### Property Information:

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached house

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 119 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast available, 56Mbps download, 9Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

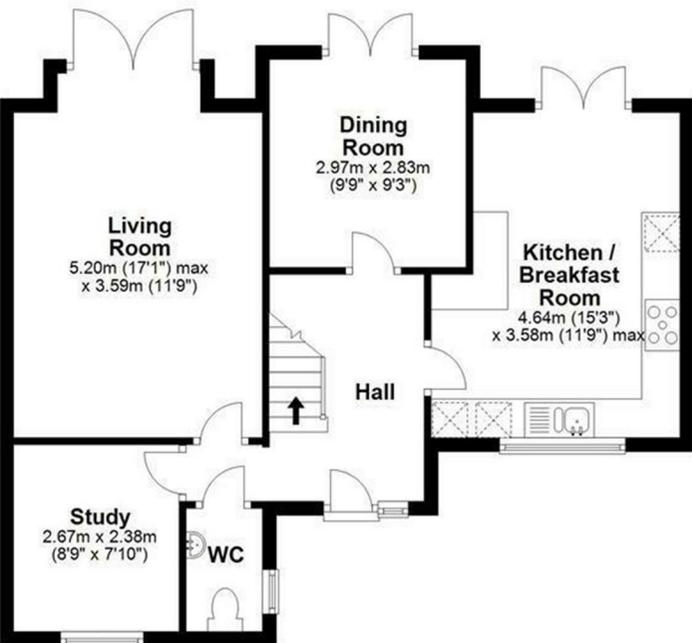
Rights of Way, Easements, Covenants -

None that the vendor is aware of



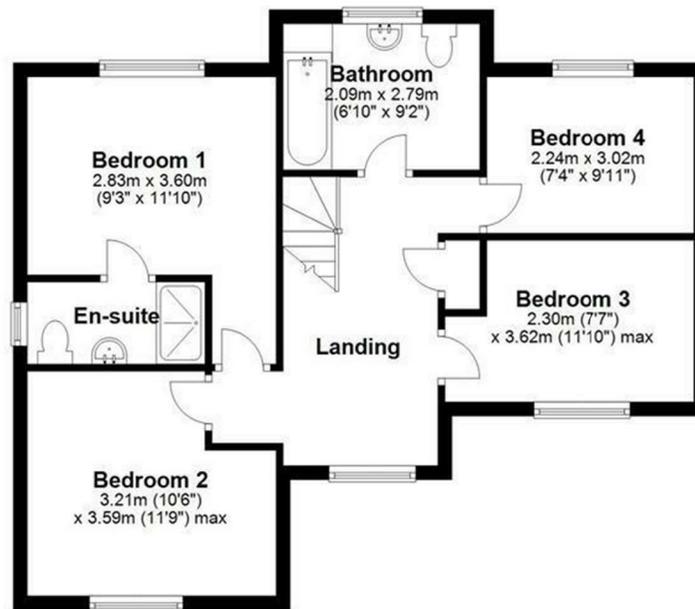
### Ground Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



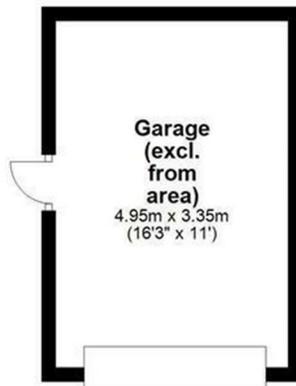
### First Floor

Approx. 59.0 sq. metres (635.2 sq. feet)



### Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 119.1 sq. metres (1282.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>78</b> <b>87</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.





