



The Briars, Burwell CB25 0FP

Guide Price £550,000

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A delightful and spacious detached family home in a quiet cul de sac overlooking fields in the highly sought after village of Burwell.

Burwell has a range of shops, pubs and restaurants, health facilities, sports centre, a monthly farmers market and a wide range of other family related clubs and societies.

Accommodation includes a living room, stylish kitchen/dining room, utility room, WC, four bedrooms with an ensuite to master and a family bathroom.

Outside, the rear garden wraps itself around the property and is fully enclosed with mature flower and shrub borders. A generous driveway to the front is complimented by large double garage.

The property must be seen to be fully appreciated.

Entrance Hall

Generous, light hallway with engineered wood flooring with underfloor heating. With doors leading to the kitchen/dining room, living room and cloakroom. Built-in storage cupboard. Window to the side aspect. Stairs leading to the first floor landing.

Kitchen/Dining Room

18'2" x 12'7"

Stunning Shaker style kitchen with a range of eye and base level cupboards and storage drawers with a quartz worktop over. A matching peninsula island provides breakfast bar seating area and further storage. Integrated, eye level Bosch double oven. Inset hob with Bosch stainless steel extractor over with stainless steel splashback. Installed water softener. Integrated dishwasher. Integrated fridge and freezer. Stainless steel 1 1/3 bowl sink and drainer with mixer tap over. Tiled flooring throughout with underfloor heating. Spacious dining area with bi-fold doors leading to the rear terrace. Large window to the side aspect. Doors leading to the living room, entrance hall and utility room.

Living Room

19'5" x 12'7"

Beautifully presented, spacious living room with bi-folding doors leading to the rear terrace. Engineered wood flooring with underfloor heating. Large window to the front aspect. Doors leading to the entrance hall and kitchen/dining room.

Utility Room

9'6" x 6'5"

Fitted with Shaker style base cupboards. Eye level cupboard housing the boiler. Wooden worktop with inset stainless steel sink and drainer with mixer tap over. Space and connections for washing machine and tumble dryer. Tiled flooring. Window to the rear aspect. Half glazed door leading to the rear garden. Door to the kitchen/dining room.

Cloakroom

Contemporary white suite comprising wall mounted, concealed cistern, WC and wall mounted hand basin with mixer tap over and built-in storage under. Attractively tiled to wet areas and flooring. Obscured window. Door to the entrance hall.

First Floor Landing

With doors leading to all bedrooms and family bathroom. Stairs leading to the entrance hall.

Master Bedroom

12'7" x 11'8"

Spacious bedroom with engineered wood flooring. Spacious built-in storage cupboard. Window to the side aspect. Radiator. Doors leading to the en suite and landing.

En Suite

Contemporary white suite comprising wall mounted, concealed cistern, WC, wall mounted hand basin with mixer tap over and built-in storage under and shower cubicle. Attractively tiled throughout. Ladder radiator. Obscured window. Door to the Master bedroom.

Bedroom 2

11'8" x 9'4"

Generous bedroom with engineered wood flooring. Radiator. Window to the rear aspect. Door leading to the landing.

Bedroom 3

9'10" x 9'2"

Generous bedroom with engineered wood flooring. Radiator. Window to the front aspect. Door leading to the landing.

Bedroom 4/Dressing Room

9'4" x 7'2"

Well proportioned room with engineered wood flooring. Currently fitted with bespoke wardrobes. Radiator. Window to the rear aspect. Door leading to the landing.

Family Bathroom

Contemporary white suite comprising wall mounted, concealed cistern, WC, wall mounted hand basin with mixer tap over and built-in storage under, shower cubicle and panelled bath with mixer tap and shower attachment over. Attractively tiled throughout. Ladder radiator. Obscured window. Door to the landing.

Garage

19'10" x 19'6"

With remote controlled electric up and over door leading to the driveway. Solar panels and battery installation. Pedestrian door leading to the rear garden.

Outside - Front

Spacious gravelled driveway, providing ample off road parking leading to the double garage. Flagstone pathway leading to the front door with a storm porch over. A huge

variety of attractive established shrub planting to the side of the house. Access gate to the rear garden.

Outside - Rear

Delightful family garden, mainly laid to lawn with an attractive array of established planting to the borders, with views over the neighbouring countryside. Flagstone terrace with bi-folding doors leading to both the kitchen/dining room and living room, creating a wonderful social space. Further flagstone patio area with a timber pergola over. Pathway to the side of the house leading to a pedestrian door to the garage and access gate to the front.

PROPERTY INFORMATION

EPC - B

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 - 124 SQM

Parking – Driveway & Garage

Electric Supply - Mains, Solar Panels

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas & Underfloor Heating

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps 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.

**Approximate Gross Internal Area 1284 sq ft - 120 sq m
(Excluding Garage)**

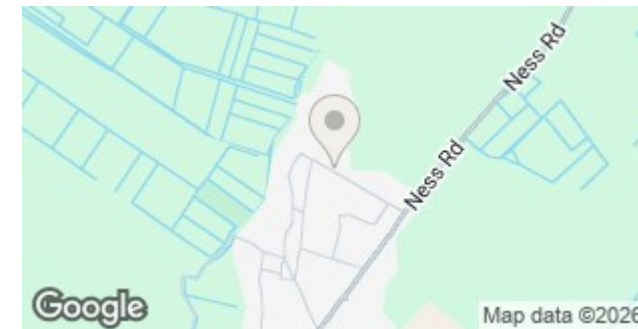
Ground Floor Area 675 sq ft – 63 sq m

First Floor Area 609 sq ft – 57 sq m

Garage Area 387 sq ft – 36 sq m



- Substantial Detached House
- Beautifully Presented Throughout
- Stunning Kitchen/Dining Room
- Charming Living Room
- Master Bedroom with En Suite
- Three Further Bedrooms (1 currently used as a Dressing Room)
- Delightful Established Rear Garden
- Generous Driveway & Double Garage
- Quiet Cul-de-Sac Location
- Viewing Highly Recommended



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	84	93

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

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