



**1f, The Leys,  
Burwell, CB25 0DZ  
£439,950**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## 1f, The Leys, Burwell, CB25 0DZ

An almost new semi-detached townhouse set in the heart of this thriving and highly regarded village setting and located at the end of a quiet lane and within walking distance of all amenities.

This impressive property offers some sizeable rooms and boasts space over three floors of around 1320 square foot. Accommodation includes entrance porch, living room, splendid open plan kitchen/dining room, cloakroom/utility area, three bedrooms (two ensuites) and a family bathroom.

Externally the property offers a fully enclosed rear garden, extensive patio area and two allocated parking spaces.

No chain – viewing recommended.

### Entrance Hall

Door leading to stairs and internal door leading to:

### Living Room

19'10" x 14'6"

Windows to side aspect and front aspect.

### Kitchen/Dining Room

22'5" x 12'9"

Fitted with a range of eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Intergrated oven. Integrated hob with extractor hood. Intergrated under counter fridge and freezer. Intergrated dishwasher. Breakfast bar with room for seating. Velux windows over dining area and french doors leading to rear garden.

### Utility/WC

WC and handwash basin. Space for washing machine and tumble dryer. Window to side aspect.

### Bedroom 2

14'1" x 9'4"

Built in storage, door leading to ensuite. Window to rear aspect.

### Bedroom 2 En-Suite

WC, hand wash basin, shower unit. Window to side aspect.

### Family Bathroom

Panelled bath, WC, hand wash basin, shower unit. Window to side aspect.

### Bedroom 3

9'2" x 7'10"

Window to front aspect.

### Bedroom 1

14'6" x 12'2"

Velux windows, door to ensuite

### Bedroom 1 En-Suite

WC, hand wash basin, shower unit. Velux window.

### Outside Front

Two allocated parking spaces, with visitor parking available. also includes and EV charging point.

### Outside Rear

Enclosed, extremely well kept garden with patio area and a gravel path leading to garden shed.

### 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 Information

EPC - A

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Semi-detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 122 SQM

Parking – Allocated

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

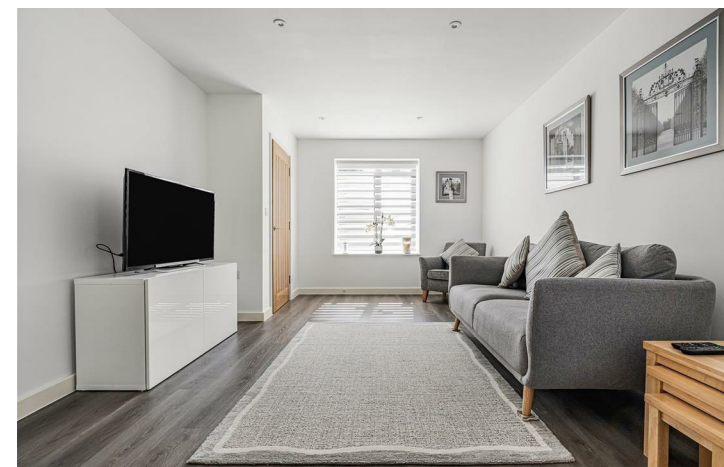
Heating sources - Electric - Air Source

Broadband Connected - Ultrafast broadband

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

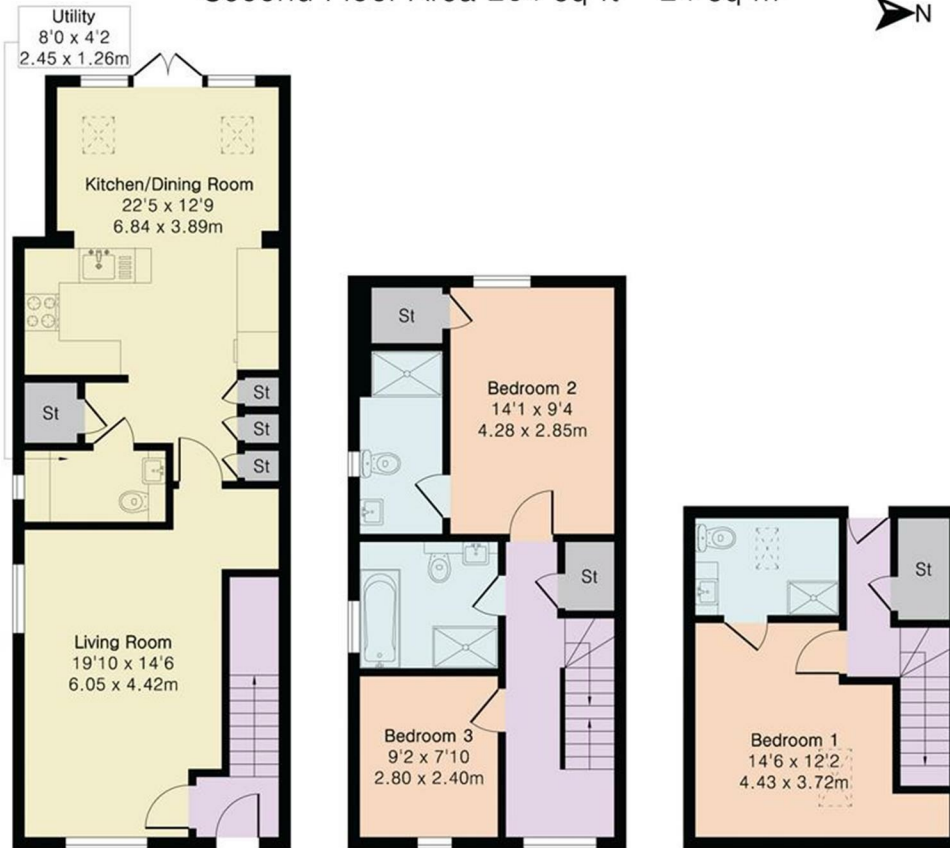


**Approximate Gross Internal Area 1321 sq ft - 122 sq m**

Ground Floor Area 603 sq ft – 56 sq m

First Floor Area 454 sq ft – 42 sq m

Second Floor Area 264 sq ft – 24 sq m



Ground Floor

First Floor

Second Floor

- **Highly Regarded Village Setting**
- **Located On A Quiet Lane**
- **Open Plan Kitchen/Diner**
- **Multiple En-Suites**
- **Enclosed Garden**
- **Two Allocated Parking Spaces**
- **EV Charging Point**
- **NO CHAIN**



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



