

The Leys, Burwell
Cambridge, CB25 0DZ
£410,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

The Leys, Cambridge, CB25 0DZ

A rather special and almost new semi-detached family home offering around 1320 square foot of space and set at the end of a quiet and peaceful road.

Burwell is a thriving village within East Cambridgeshire and life in the village always seems to be enjoyed. The village has a wide range of amenities and a very good social calendar for anyone wishing to be involved in various activities throughout the calendar year.

This impressive property offers sizeable rooms arranged over three floors and boasts accommodation to include entrance hall, living/sitting room, superb open plan kitchen/dining room with fitted appliances and patio doors, utility room/cloakroom, three good size bedrooms (two ensuites) and a family bathroom.

Externally the property offers allocated parking and fully enclosed rear garden.

No chain – viewing highly recommended.

Entrance Hall
Front door leading through to entrance hall with access to first floor via stairs, built-in storage cupboards, and internal doors leading to:

Living Room
19'9" x 14'3"
Hard-surface flooring, spotlight lighting, windows to both side and front aspects.

WC
WC and handwash basin. Window to side aspect.

Kitchen/Dining Room
22'5" x 11'11"
Fitted with a range of matching eye and base level units with worktop over. Integrated stainless steel sink with a matching drainage area and mixer tap. Other integrated appliances include fridge, freezer, oven and a four-ring induction hob with extractor hood over. Hard-surface flooring, spotlight lighting, patio doors to rear aspect, opening into the rear garden.

First Floor Landing
Carpeted landing area with storage cupboard.

Bedroom 1
14'0" x 9'5"
Carpeted room with pendant light fixtures and a window to rear aspect. Internal doors lead to storage cupboard and ensuite.

Ensuite
Suite comprising of a shower, WC, handwash basin and heated towel rail, with hard-surface flooring.

Bedroom 2
12'2" x 7'11"
Carpeted room with window to rear aspect.

Family Bathroom
Suite comprising of a panelled bath with shower head attachment, WC, handwash basin and heated towel rail, with hard-surface flooring.

Second Floor Landing
Carpeted landing area with storage cupboard.

Bedroom 3
12'5" x 14'4"
Main bedroom with Velux window. Internal door leads to ensuite.

Ensuite
Suite comprising of a shower, WC, handwash basin and heated towel rail, with hard-surface flooring.

Outside Front
Low-maintenance garden with paved path leading to front door. Two allocated parking spaces, an electric vehicle charging point and a private area for visitor parking.

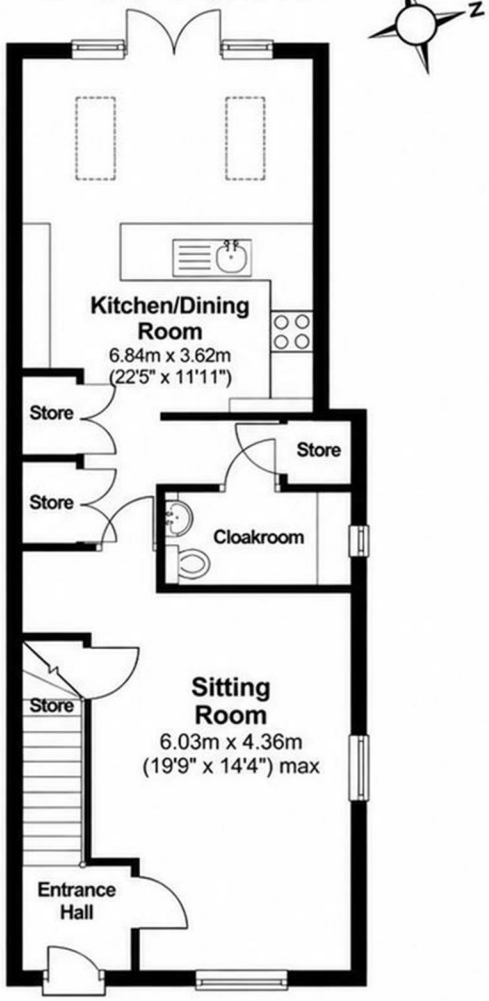
Outside Rear
The garden is mainly laid to lawn with a patio area, ideal for outdoor seating, and a garden shed.

Property Information
EPC - D
Tenure - Freehold
Council Tax Band - E (East Cambridgeshire)

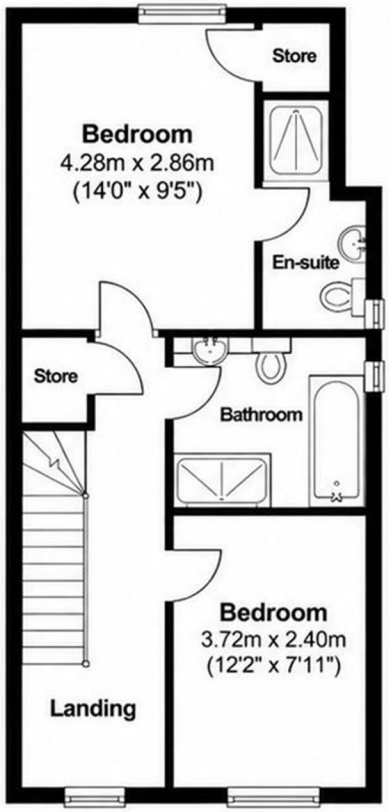
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Foot - 1312 sq. ft
Parking – Allocated parking (2 spaces)
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Air-source heat pump
Broadband Connected - TBC
Broadband Type – Superfast available, 155Mbps download, 20Mbps upload
Mobile Signal/Coverage – Ofcom suggest likely/limited
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.

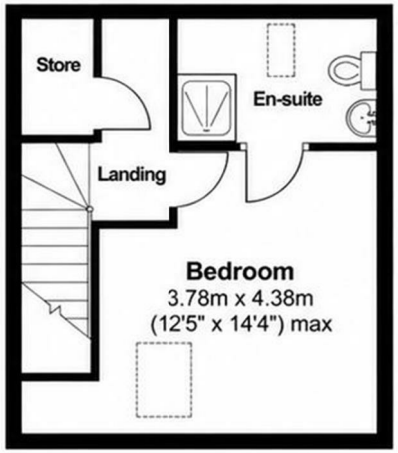
Ground Floor
Approx. 53.8 sq. metres (579.3 sq. feet)



First Floor
Approx. 44.1 sq. metres (474.2 sq. feet)



Second Floor
Approx. 24.1 sq. metres (259.2 sq. feet)



Total area: approx. 121.9 sq, metres (1312.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephoto.co.uk

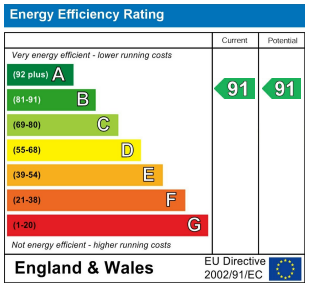
Plan produced using PlanUp.

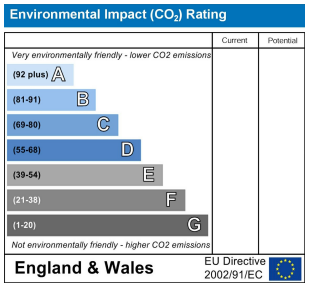
Plan produced using PlanUp.

The Leys, Burwell

- **Almost-New Semi-Detached Family Home**
- **Popular, Thriving Village Location**
- **Located On A Quiet Road**
- **Open Plan Kitchen/Diner**
- **Ensuites To Two Bedrooms**
- **Enclosed Rear Garden**
- **Two Allocated Parking Spaces**
- **NO CHAIN**







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.

























