

Buntings Crescent, Burwell
Cambridge, CB25 0EU
Guide Price £340,000

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Buntings Crescent, Cambridge, CB25 0EU



A beautifully presented and thoughtfully updated four-bedroom family home, offering generous and versatile accommodation in a convenient village location, just a short walk from local amenities.

The ground floor comprises a contemporary fitted kitchen opening into a spacious open-plan living area, alongside a flexible study or playroom and a separate utility space. Upstairs, there are three well-proportioned bedrooms and a family bathroom, with a further bedroom occupying the second floor.

Outside, the property enjoys a private, enclosed rear garden, while the front provides a driveway with off-road parking for two vehicles.

An ideal home for families seeking modern living space in a well-connected village setting.

Entrance Way
Front door leads in to porch. Window to front aspect. Internal door through to hallway with access to first floor via stairs.

Living Room
15'7" x 11'4"
Built-in media wall with an electric fire, window to the front aspect. Opening through into:

Kitchen
14'10" x 11'11"
Newly renovated and fitted with a range of matching eye and base level units with worktops over. Integrated black resin sink with matching mixer tap. Other integrated appliances including a fridge-freezer, double oven, dishwasher and induction hob with ceiling extractor hood over. Under stairs storage cupboard. inset spotlights, radiator, tiled flooring, window to the rear aspect.

WC
Low level WC with handwash basin. Window to rear aspect.

Utility
6'0" x 4'10"
Storage cupboard housing the gas fired boiler. Worktop surfaces with space and plumbing for washing machine and tumble dryer, and eye level cupboards.

Playroom/Study
24'10" x 8'5 (max)
Storage cupboard, spotlight lighting, and window to the front aspect.

Bedroom 1
12'10" x 9'2"
Built-in wardrobes and two windows to the front aspect.

Bedroom 3
9'8" x 8'6"
Window to rear aspect.

Bedroom 4
9'8" x 6'0"
Window to rear aspect.

Bathroom
Suite comprising of bath with overhead shower attachment and tiled walls, WC and handwash basin.

Bedroom 2
14'9" x 13'5"
Two Velux windows to rear, window to side aspect.

Outside Front
Block paved driveway providing off-road parking for 2 cars.

Outside Rear
The rear garden is enclosed by timber fencing, mainly laid to lawn with raised flower beds, an Indian sandstone seating area, a further decked area and a timber shed.

Property Information
EPC - C
Tenure - Freehold
Council Tax Band - C (East Cambridgeshire)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 115
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
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 1250 sq ft - 115 sq m

Ground Floor Area 639 sq ft – 59 sq m

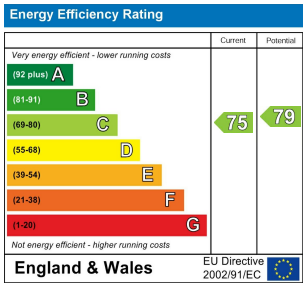
First Floor Area 413 sq ft – 38 sq m

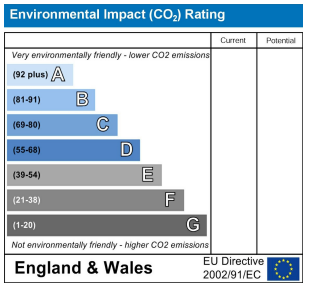
Second Floor Area 198 sq ft – 18 sq m



- **Popular Village Location**
- **Close To Local Amenities**
- **Thoughtfully Updated**
- **Versatile Living Space**
- **Refitted Modern Kitchen**
- **Four Bedrooms**
- **Enclosed Rear Garden**
- **Off Road Parking**







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