



North Street, Burwell, CB25 0BA

CHEFFINS

North Street

Burwell,
CB25 0BA

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Guide Price £630,000

- Detached Period Property
- 4 Bedrooms
- 3 Reception Rooms
- 3 Bath/Shower Rooms
- Double Garage & Carport
- South Westerly Facing Gardens
- Spacious Accommodation

A charming 4 bedroom detached period house situated close to the centre of this sought after village. The property retains many character features throughout and benefits from 3 reception rooms, a fitted kitchen/breakfast room, a utility area and 3 bath/shower rooms. Outside the property features from established South Westerly facing gardens, a large shingled driveway and a double garage and carport. Viewing Recommended.





LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

ENTRANCE HALL

with brick flooring, radiator, solid entrance door to the side.

FORMAL DINING ROOM

A triple aspect room with a beautiful Inglenook style fireplace with cast iron and an oak bressumer beam, exposed brickwork flooring, 2 cast iron radiators, stairs leading to the first floor.

LIVING ROOM

A dual aspect room with doors opening onto the rear garden, Inglenook style fireplace with raised wood burner, exposed brickwork flooring, exposed ceiling timbers, 2 cast iron radiators.

KITCHEN/BREAKFAST ROOM

A light and airy dual aspect room with a bespoke made kitchen comprising a range of wall and base units with work surfaces over, ceramic 1.5 bowl sink, integral appliances include an eye level electric oven, 5 ring gas hob with Rangemaster extractor hood over, Esse Ironheart Stove, Inglenook style fireplace with oak bressumer beam, space and plumbing for appliances, tiled splashbacks, Karndean style flooring, radiator, inset spotlights, double doors opening onto a rear entrance hall.

UTILITY AREA

with further base and wall units with a Belfast style sink, space and plumbing for washing machine, storage cupboard housing the gas boiler, tiled flooring, window to the side aspect.

REAR HALLWAY

with a door into the rear porch, oak staircase leading to the first floor, quarry tiled flooring, radiator.

BOOT ROOM

with quarry tiled flooring, window to the side aspect and door to the rear.

CLOAKROOM

with a vanity wash hand basin, low level WC, chrome heated towel rail, tiled flooring, window to the side aspect.

FAMILY ROOM

with motorised projector screen and projector, laminate flooring, radiator, wall mounted gas fire, patio doors to the rear, window to the side aspect.

FIRST FLOOR**LANDING**

(accessed via the rear hallway) with a velux window, radiator.

BEDROOM 2

A dual aspect room with built-in bedroom furniture, 2 radiators.

ENSUITE SHOWER ROOM

with a low level WC, vanity wash hand basin, walk-in shower with glass screen, tiled flooring and tiled splashbacks, built-in bathroom furniture, heated chrome towel rail, window to the side aspect.

BEDROOM 3

with a radiator, Eaves storage, window to the side aspect.

BATHROOM

with a claw style bath, low level WC, pedestal wash hand basin, shower cubicle, tiled walls and flooring, heated towel rail, window to the side,

LANDING

(accessed via the formal dining room) with a window to the side aspect.

BEDROOM 1

A dual aspect room with a velux window to the rear, radiator.

BEDROOM 4/STUDY

with built-in wardrobes, Eaves storage, radiator, window to the side aspect.

SHOWER ROOM

with a low level WC, shower cubicle with tiled splashbacks, vanity wash hand basin, radiator.

OUTSIDE

The gardens are predominately South Westerly facing, great for enjoying the afternoon and evening sunlight. The rear garden is enclosed by timber fencing and is mainly laid to lawn with sleeper borders with flower beds and mature shrubs, Indian sandstone patio area, large timber built shed, outside tap, fruit trees, established willow trees and gated side access. To the side of the property is a further seating area, water pump and well, security lighting.

To the front of the property is a shingled driveway with parking for several vehicles enclosed by 5 bar timber gate with a side pedestrian access.

GARAGE & CARPORT

Brick/block construction with timber cladding with power and light connected.

SALES AGENTS NOTES


For more information on this property, please refer to the Material Information Brochure on our website.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Guide Price £630,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambridgeshire



Approximate Gross Internal Area 2813 sq ft - 261 sq m

Ground Floor Area 1550 sq ft – 144 sq m

First Floor Area 1263 sq ft – 117 sq m

Garage Area 394 sq ft – 37 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.





Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at:

<https://www.gov.uk/stamp-duty-land-tax>.

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

