



DAVID
BURR

**5 Anchor Lane,
Burwell**





5 Anchor Lane, Burwell, Cambridge, Cambridgeshire, CB25 0BD

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

Constructed around 10 years ago, this beautifully presented home comprises light and bright rooms, including a large reception hall, two reception rooms, an impressive kitchen/dining room, and utility room, with four generously proportioned bedrooms and an ensuite to the master bedroom on the first floor. Complete with a south-facing, private rear garden and detached double garage.

A stunning detached family home of over 2,200 sq ft, tucked away in the heart of Burwell.

Ground Floor

RECEPTION HALL A spacious and welcoming entrance hall with staircase rising to the first floor, useful under-stairs storage cupboard and doors leading to the principal reception rooms and kitchen. The reception hall and cloakroom are finished with attractive Karndean luxury vinyl flooring.

CLOAKROOM Fitted with a low-level WC, wash hand basin with tiled splashback, extractor fan and double-glazed window to the side aspect.

SITTING ROOM A generously proportioned dual aspect reception room enjoying windows to the side and French doors opening onto the rear garden. The focal point is an attractive wood-burning stove with a brick surround and stone hearth, creating a warm and inviting living space.

DINING / FAMILY ROOM A versatile reception room currently used as a formal dining room but equally suited as a family room, playroom, snug or home office. A dual aspect room with windows to the front and side, together with double doors connecting both the reception hall and the kitchen, providing an excellent flow for modern family living.

KITCHEN / BREAKFAST ROOM A superb open-plan kitchen and breakfast room, thoughtfully designed and well-equipped for everyday family life and entertaining. Bi-fold doors open directly onto the south-facing patio and garden, creating an excellent indoor-outdoor connection.

The kitchen is fitted with a comprehensive range of contemporary gloss base and wall units with complementary work surfaces, incorporating a Blanco sink with mixer tap and filtered hot water tap. Integrated appliances include twin ovens and a dishwasher, whilst the central island provides additional storage together with a five-ring induction hob and extractor hood.

UTILITY Complementing the kitchen, the utility room is fitted with matching gloss units, a stainless-steel sink and drainer, space and plumbing for both a washing machine and tumble dryer, and a cupboard housing the gas-fired boiler. A window overlooks the front aspect, with a door providing access to the rear garden. Loft access and an extractor fan complete the room.

First Floor

LANDING With window to the rear aspect, airing cupboard housing the pressurised hot water cylinder, loft access and doors leading to all bedrooms and the family bathroom.

PRINCIPAL BEDROOM A spacious double bedroom with two windows overlooking the rear garden, fitted sliding wardrobes with integrated drawer units and access to the:

EN SUITE SHOWER ROOM Beautifully appointed with a fully tiled double shower enclosure fitted with an Aqualisa push-button shower and rainfall shower head, vanity wash hand basin with storage beneath, low level WC, chrome ladder-style heated towel rail, illuminated sensor mirror, part tiled walls, tiled flooring and window to the side aspect.

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BEDROOM 2 A generous double bedroom with window to the front aspect.

BEDROOM 3 Another spacious double bedroom enjoying a dual aspect with windows to the front and side.

BEDROOM 4 A well-proportioned fourth bedroom with window to the front aspect.

FAMILY BATHROOM A stylish four-piece suite comprising a panelled bath with mixer tap and shower attachment, corner tiled shower enclosure fitted with an Aqualisa shower, vanity wash hand basin with storage beneath and a low-level WC. Finished with tiled walls and flooring, chrome heated towel rail, illuminated sensor mirror with shaver point, extractor fan and window to the rear.

Outside

The property is approached via the quiet and highly regarded Anchor Lane, ideally positioned for pleasant walks along Burwell Lode and the surrounding countryside.

To the front, a generous gravel driveway provides ample off-road parking for several vehicles and leads to the detached double garage, with twin remote-controlled electric up-and-over doors, together with power, lighting, a side pedestrian door, and useful loft storage. The remainder of the front garden is laid to lawn, with gated side access, an outside tap, and a pathway leading to the front entrance. The property also benefits from a fitted alarm system.

The private rear garden enjoys a desirable southerly aspect and is predominantly laid to lawn with well-stocked flower and shrub borders. A generous Indian sandstone patio provides an excellent space for outdoor dining and entertaining, whilst enjoying the sunny aspect.

SERVICES Gas fired central heating to radiators. Mains water. Private drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND F. (£3,422.94 per annum)

EPC B.

TENURE Freehold.

CONSTRUCTION TYPE Brick and part-rendered construction under a tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 76 mbps download, up to 20 mbps upload.

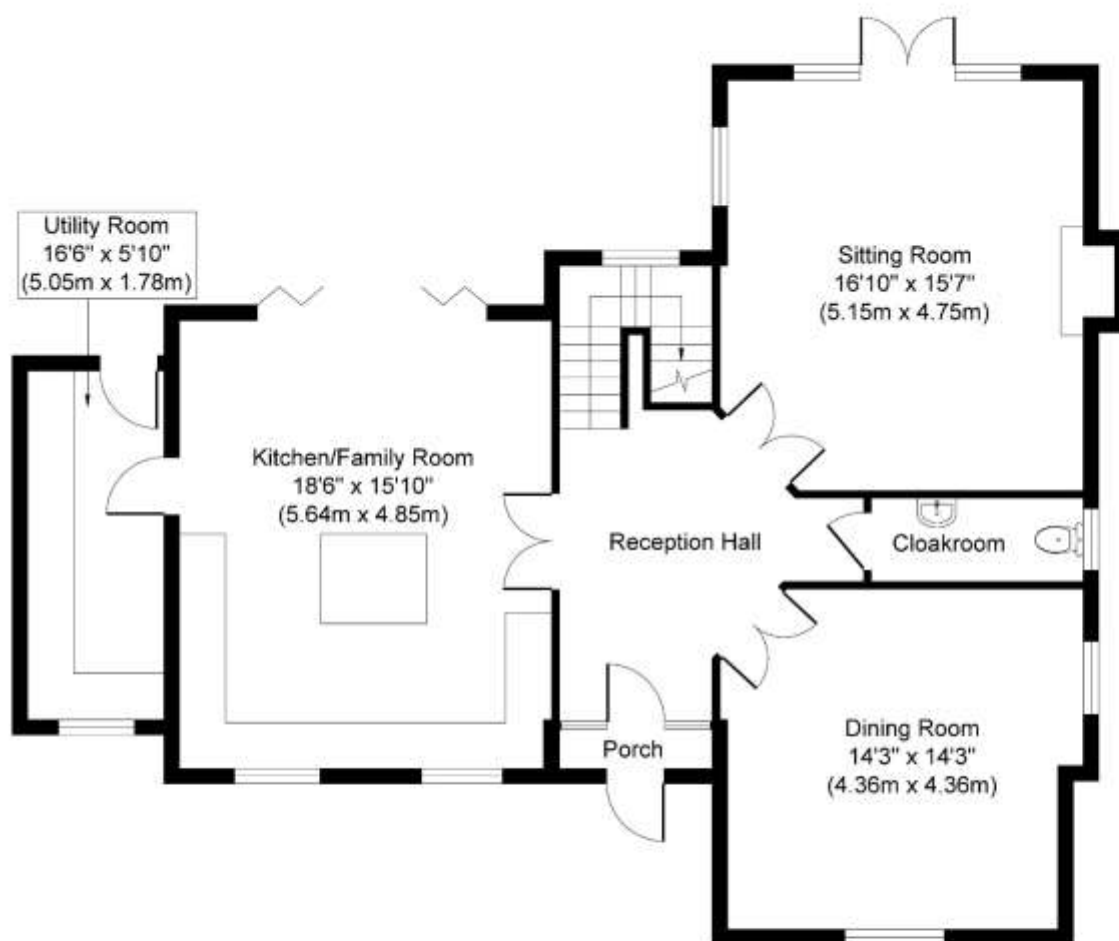
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS fatherly.crisper.woof

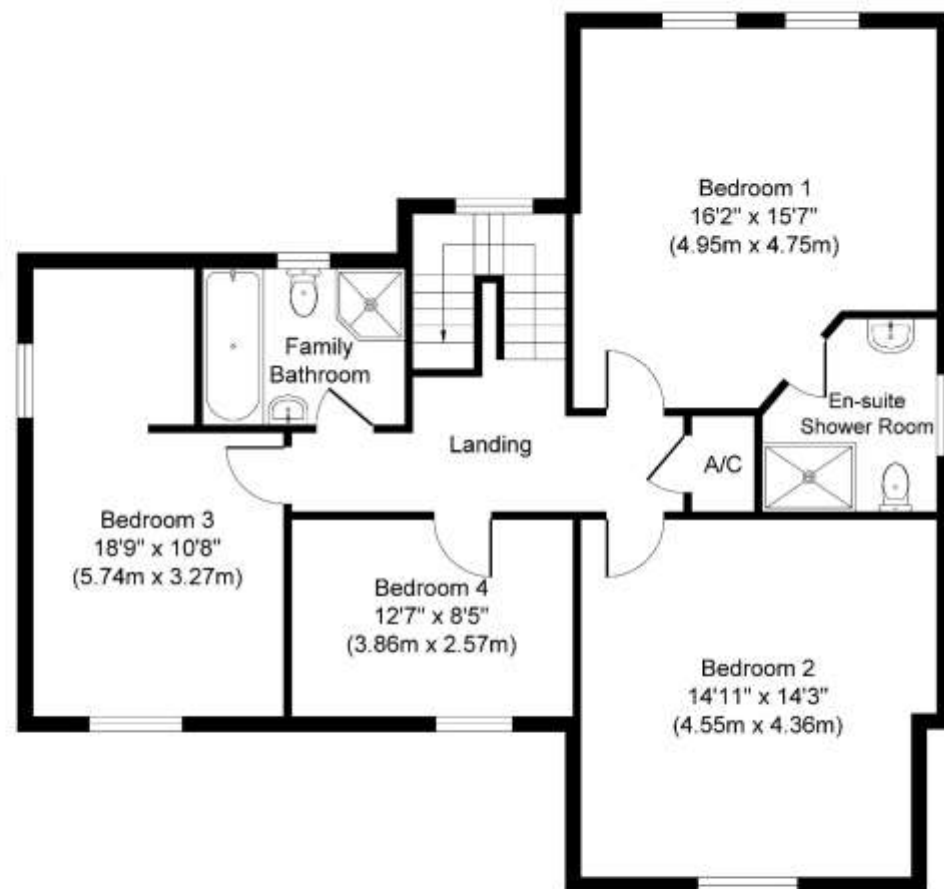
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1111 sq. ft
(103.19 sq. m)



First Floor
Approximate Floor Area
1010 sq. ft
(93.81 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

