Abbey Close, Burwell
Cambridge, CB25 0HN
£600,000

Morris Armitage
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Abbey Close, Cambridge, CB25 0HN

Beautifully extended and thoughtfully redesigned, this exceptional detached single-storey residence occupies a peaceful position at the end of an exclusive no-through road, surrounded by beautifully established mature gardens.

Offering deceptively spacious accommodation throughout extending to around 172SQM, the property has been meticulously enhanced to create an elegant and versatile family home. At its heart is a stunning open-plan kitchen and dining room, featuring a striking vaulted ceiling and finished to an exceptional standard, providing the perfect space for both everyday living and entertaining. The accommodation is further complemented by a generous living room, five well-proportioned bedrooms, including a luxurious principal suite with en-suite shower room, and a stylish contemporary family bathroom.

Occupying an impressive corner plot, the property offers beautifully landscaped, well-stocked gardens that provide an idyllic setting with a wealth of colour, privacy and year-round interest. These exceptional outdoor spaces perfectly complement the quality of the interior, creating a wonderful environment for family life and outdoor entertaining.

Entrance Hall
Doors leading to:

Kitchen/Living/Dining Room
32'8" x 25'10"
Fitted with a range of eye and base level units with worktop over, with breakfast bar. Sink with boiling water tap. Two integrated double ovens, one integrated combi oven, and integrated dishwasher, fridge-freezer and hob. Windows to side and rear aspect. Bifold doors leading to rear garden. Internal door to utility space.

Utility
9'2" x 7'6"
Fitted with eye and base level units with worktop over, stainless steel sink with mixer tap, integrated fridge-freezer. Space for white goods. External door to side aspect.

Family Room
12'0" x 8'10"
Window to side aspect.

Bathroom
Suite comprising of panelled bath with shower attachment, WC and hand wash basin. Windows to side aspect.

Bedroom 1
16'9" x 11'4"
Door leading to ensuite with window to side aspect.

Ensuite
Suite comprising of panelled bath with shower attachment, WC and hand wash basin. Windows to side and front aspect.

Bedroom 2
13'0" x 9'4"
Built in storage, window to side aspect.

Bedroom 3
11'10" x 10'9"
Window to rear aspect.

Bedroom 4
14'9" x 10'0"
Window to front aspect.

Bedroom 5
10'2" x 6'6"
Built in storage with window to front aspect.

Garage
17'1" x 8'2"
Single garage with roller door.

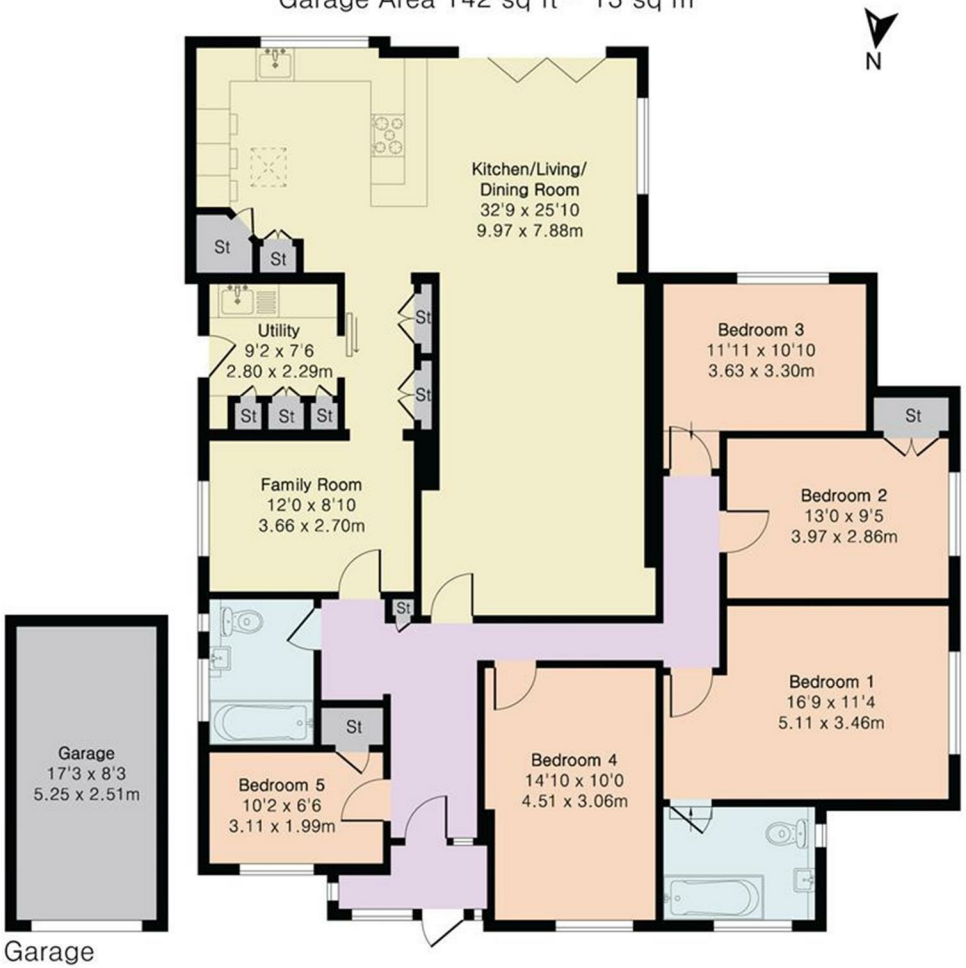
Outside Front
Paved driveway with parking, access to garage and rear of property through side gate. EV car charger, and solar panels on roof.

Outside Rear
Patio area leading to lawn; gate leading through to area with bedded plants and a summer house.

Property Details
EPC - B
Tenure - Freehold
Council Tax Band - E (East cambridgeshire)
Property Type - Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 172 SQM
Parking – Garage & Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Openreach,
Broadband Type – Superfast available, 54Mbps download, 8Mbps 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 1847 sq ft - 172 sq m
(Excluding Garage)
Garage Area 142 sq ft – 13 sq m

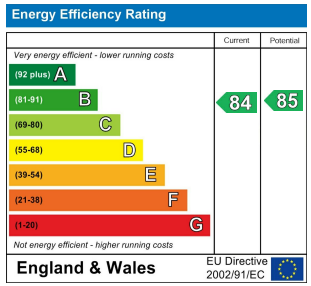


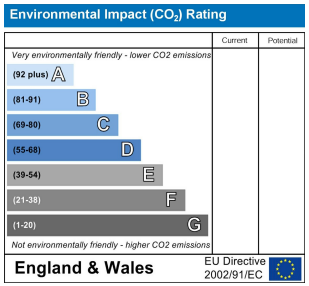
PINKPLAN

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.

Morris Armitage

- **Exceptional Detached Bungalow**
- **Beautifully Extended And Redesigned**
- **Impressive Corner Plot**
- **Spacious Accommodation Throughout**
- **Five Bedrooms**
- **Ensuite To Bedroom One**
- **Enclosed Garden**
- **Garage And Driveway Parking**





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