

Low Road, Burwell, CB25 0EJ

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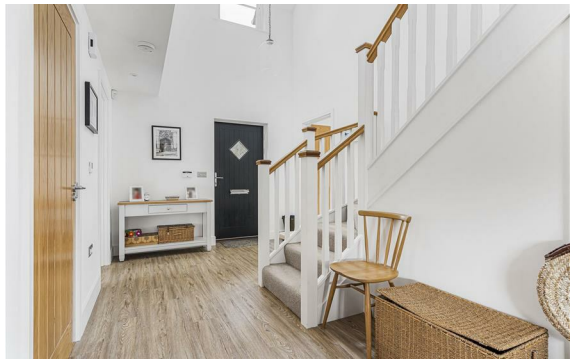
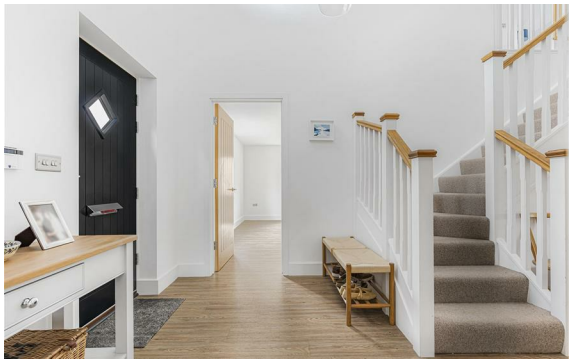
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Guide Price £895,000

- Modern detached home
- Beautifully appointed throughout
- Open plan kitchen/family room with bi-fold doors to the garden
- Two en suites and family bathroom
- Approximately 2,578 sqft
- Double garage & off-street parking

A recently built, circa 2,500 sqft, five bedroom detached modern property situated in a quiet village location within a short walk of the village amenities and with excellent access for local schooling and Cambridge.








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.

GROUND FLOOR

ENTRANCE HALL
A light, vaulted hallway with staircase rising to the first floor with storage cupboard beneath, large double coats cupboard and hard-wearing floor with underfloor heating. Door to:

SITTING ROOM
A generous, dual aspect reception room with hard-wearing floor with underfloor heating.

STUDY
Another dual aspect room fitted with a range of desks and shelving and hard-wearing floor with underfloor heating.

KITCHEN/FAMILY ROOM
This stunning open plan space enjoys an abundance of natural light and versatile living accommodation, with bi-fold doors opening to a paved terrace. The kitchen comprises a range of fitted wall and base units under quartz worktop with inset stainless steel sink, integrated appliances include an eye level electric double oven, washing machine, dishwasher and full height fridge and freezer. Island with electric induction hob with extractor hood over and breakfast bar. The room also features a walk-in pantry cupboard, plenty of space for dining table and chairs and opening through to a family area adjacent to the bi-fold doors.

UTILITY ROOM
A further range of wall and base units under worktop, inset stainless steel sink, space and plumbing for washing machine and tumble dryer.

CLOAKROOM
Comprising WC and wash basin.

FIRST FLOOR

LANDING
A lovely light landing with airing cupboard and doors to adjoining rooms.

BEDROOM 1
A generous principal suite with views across the rear garden and door to:

EN SUITE
Comprising large walk-in double shower, twin vanity wash basins, WC, heated towel rail and extensively tiled walls and flooring.

BEDROOM 2
A further double bedroom with door to:

EN SUITE
Comprising tiled shower enclosure, wash basin, WC, heated towel rail and extensively tiled walls and flooring.

BEDROOM 3
A double bedroom with outlook to the front.

BEDROOM 4
Double bedroom with outlook to the rear.

BEDROOM 5
Views to the rear.

BATHROOM
Comprising panelled bath, large walk-in shower enclosure, vanity wash basin, WC with hidden cistern, heated towel rail and extensively tiled walls and flooring.

OUTSIDE
The property is approached via a gravelled driveway, in turn leading to a block paved driveway which provides off-street parking for multiple vehicles with EV charging point and access to the double garage. The front garden features an area of lawn interspersed with mature flowerbeds and a post and rail fence to the boundary. Gated access leads to the extensive rear garden which is laid to lawn with an expansive paved terrace and enclosed by fencing. The property features an area of side garden which is lawned with a mature shrub border.

DOUBLE GARAGE
Electric up and over doors, light and power connected.

VIEWINGS
By appointment through the Agents.

SALES AGENTS NOTES
Please note (no 86) has a right of way across the driveway to access their own property.

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















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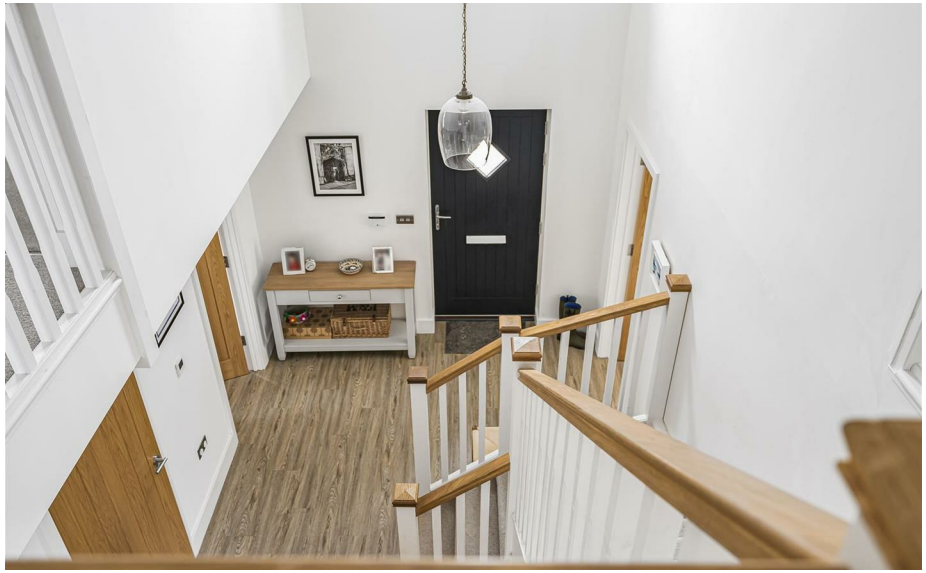








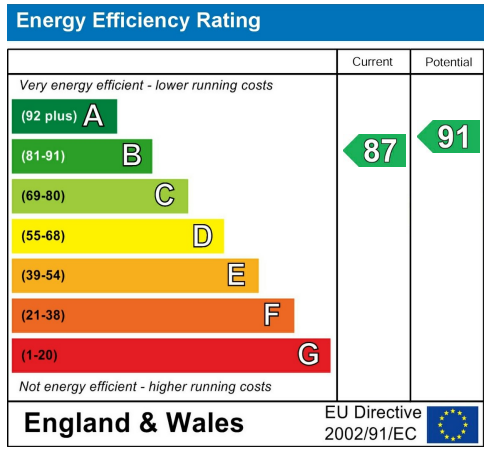












Guide Price £895,000
Tenure - Freehold
Council Tax Band - F
Local Authority - East Cambridgeshire



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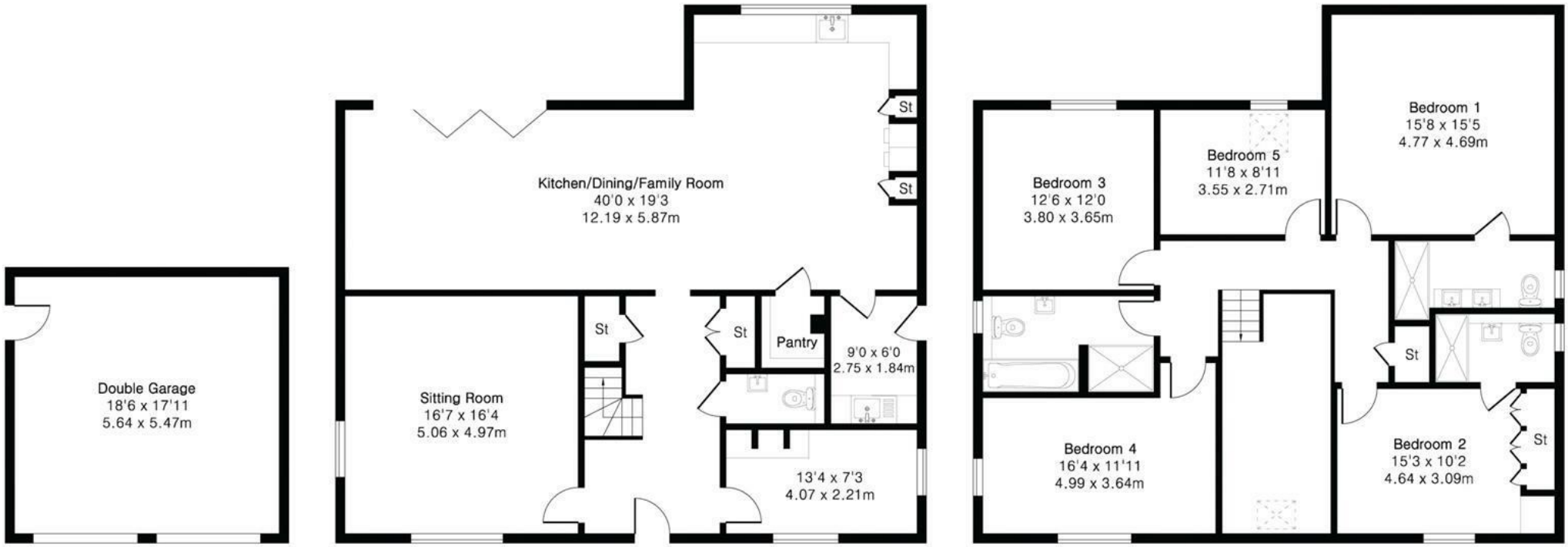


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Approximate Gross Internal Area 2578 sq ft - 240 sq m
(Excluding Garage)

Ground Floor Area 1289 sq ft – 120 sq m
First Floor Area 1289 sq ft – 120 sq m
Garage Area 332 sq ft – 31 sq m

N



Garage | Ground Floor | First Floor

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.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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