



**Stable House, 3 Hythe Lane
Burwell, Cambridgeshire**

**DAVID
BURR**



Stable House, 3 Hythe Lane, Burwell, Cambridgeshire, CB25 0EH

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.

A well-proportioned modern home offering close to 1,700 sq. ft. of space in the popular village of Burwell. Built in 2009, the property was later extended to incorporate a converted period barn, now used as the sitting room. The accommodation includes a dining room, kitchen/breakfast room, utility, cloakroom, and three double bedrooms — all with en-suites. The main bedroom also features a walk-in wardrobe. Outside, there's driveway parking, an integral garage, and a south-facing rear garden.

A generously sized and well-maintained detached home in the ever-popular village of Burwell, offering nearly 1,700 sq. ft. of accommodation.

Ground Floor

ENTRANCE HALL Solid oak flooring with built-in understairs storage and stairs leading to the first floor.

SITTING ROOM A spacious and light-filled room featuring a vaulted ceiling, wood-burning stove, side window, and bi-fold doors opening onto the rear terrace.

DINING ROOM Dual-aspect with windows to the front and rear, solid oak flooring, and space for a large dining table.

KITCHEN / BREAKFAST ROOM Fitted with a range of units and drawers beneath worktops, along with an inset double sink and drainer. Integrated appliances include an oven, hob, microwave, dishwasher, fridge, and freezer. There's tiled flooring throughout, generous space for dining, and windows to both front and rear aspects.

UTILITY ROOM Additional fitted units with worktop, inset sink and drainer, under-unit water softener, and tiled flooring. Includes an airing cupboard, rear window, and a door leading out to the garden.

CLOAKROOM With wash hand basin, WC and window to rear aspect.

First Floor

LANDING Stairs rising from the ground floor, with access to the loft.

MASTER BEDROOM Window to the front aspect, a generous **WALK-IN WARDROBE**, and a spacious **ENSUITE** featuring extensive tiling, bath, double shower cubicle, his-and-hers sinks, WC, heated towel rail, and two Velux windows.

BEDROOM 2 Window to the rear aspect and a private **ENSUITE** with full tiling, shower cubicle, vanity sink unit, WC, heated towel rail, and a Velux window.

BEDROOM 3 Rear-facing window and an **ENSUITE** with full tiling, shower cubicle, vanity sink unit, WC, heated towel rail, and additional window to the rear.

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Outside

The driveway offers parking for several vehicles and leads to the **INTEGRAL SINGLE GARAGE**, equipped with power and lighting. The south-facing rear garden is beautifully maintained, featuring a newly laid lawn, a generous paved terrace perfect for outdoor entertaining, raised planted beds, and a timber shed.

Material Information

SERVICES Gas fired central heating with underfloor heating throughout the ground floor as well as electric underfloor heating in all ensuites. Mains gas, water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX Band D (£2,369.73 per annum).

TENURE Freehold.

EPC Band C.

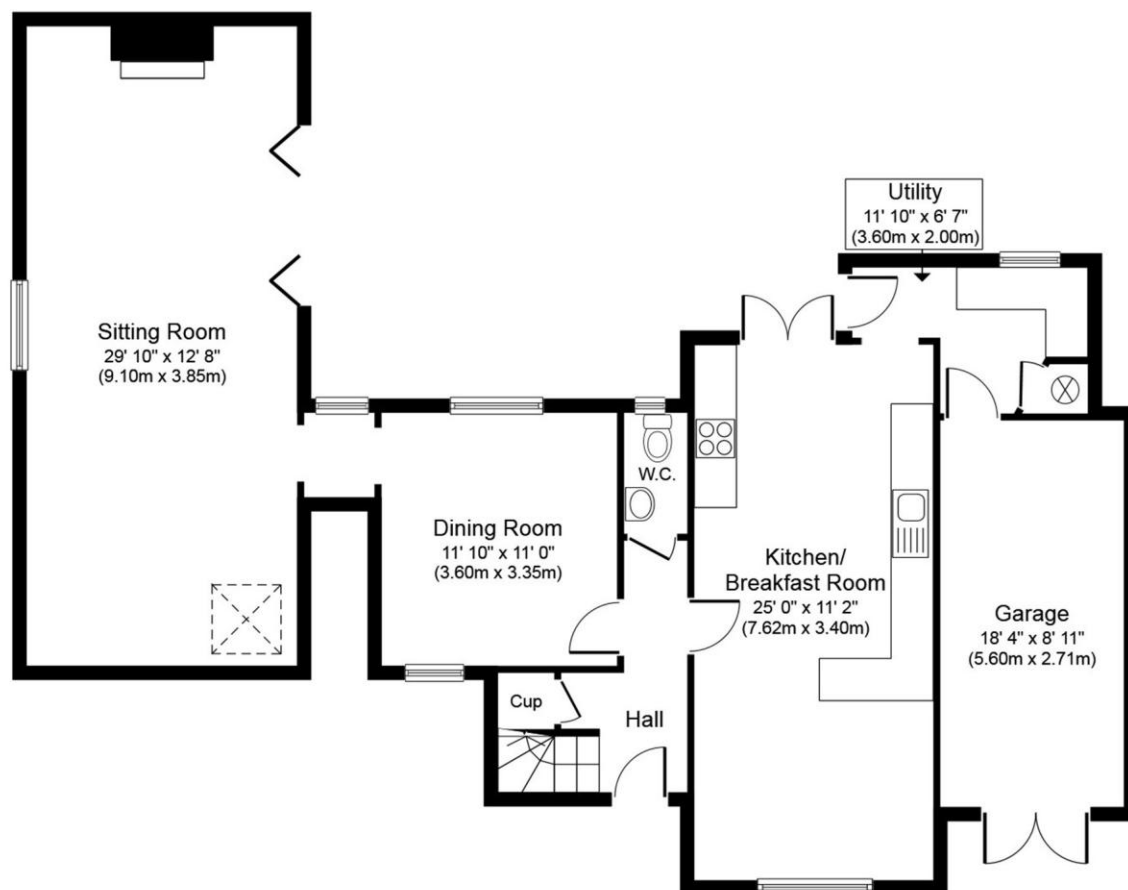
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS mavericks.sprouts.question

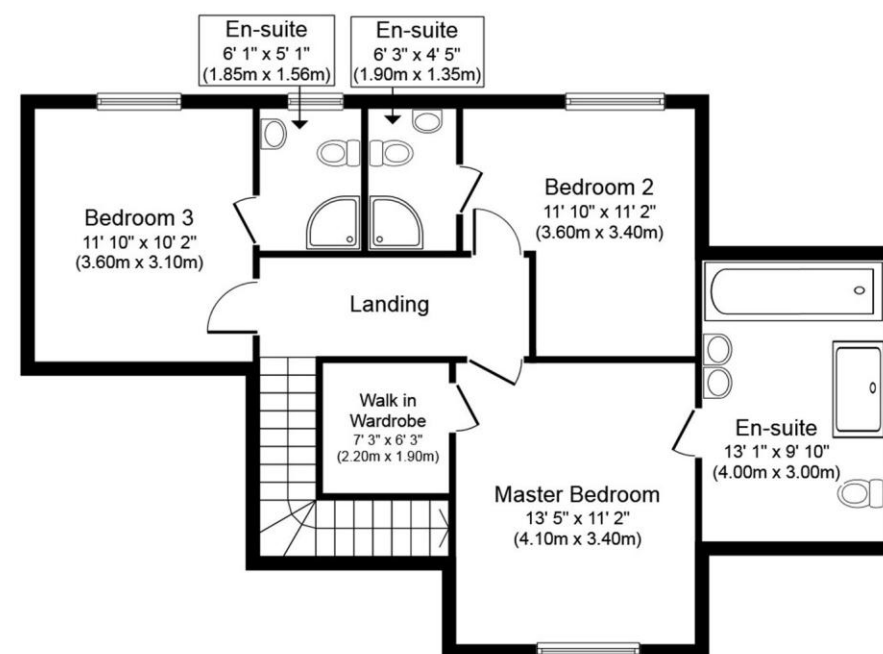
VIEWING by prior appointment only through David Burr estate agents.

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Ground Floor
Approximate Floor Area
1,124 sq. ft.
(104.4 sq. m.)



First Floor
Approximate Floor Area
711 sq. ft.
(66.1 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.

