



1e The Leys,
Burwell

DAVID
BURR



1e The Leys, Burwell, Cambridge, CB25 0DZ

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.

Recently constructed in a quiet, tucked-away setting in the heart of Burwell, the property offers approximately 1,300 sq. ft. of accommodation arranged over three floors, with private parking for two vehicles. Finished to a high standard throughout, it features quality appliances, stylish contemporary bathrooms, underfloor heating, air source heating and an electric vehicle charging point. The property is offered for sale with no onward chain.

Recently built three-storey home in a quiet Burwell setting, offering approx. 1,300 sq. ft. of stylish accommodation and no onward chain.

Ground Floor

ENTRANCE LOBBY With stairs rising to the first floor and access to the sitting room.

SITTING ROOM A double-aspect room with views over the front garden and useful understairs storage cupboard.

KITCHEN / DINING ROOM A superbly fitted kitchen with ample storage units, worktop surfaces and breakfast bar area. Stainless steel sink and drainer with integrated appliances to include fridge, freezer and oven. Four-ring induction hob with extractor hood over. The dining area has French doors opening onto the rear garden.

UTILITY / CLOAKROOM With WC, wash hand basin, plumbing for washing machine, space for tumble dryer, worktop surfaces and obscured window to the side aspect.

First Floor

FIRST FLOOR LANDING With window to the front aspect, useful storage cupboard and access to the first-floor rooms.

BEDROOM ONE The principal bedroom has a window to the rear aspect, fitted wardrobe cupboard and en-suite comprising shower cubicle, WC, wash hand basin and heated towel rail.

BEDROOM TWO With window to the front aspect.

BATHROOM Comprising bath, separate shower cubicle, WC, wash hand basin and heated towel rail, together with an obscured window to the side aspect.

Second Floor

SECOND FLOOR LANDING With storage cupboard and access to additional eaves storage space.

BEDROOM THREE With Velux window to the front aspect and en-suite comprising shower cubicle, WC and wash hand basin, together with a rear-facing Velux window.

Outside

The rear garden is predominantly laid to lawn with a terraced area and garden shed. To the front is a low-maintenance garden, two allocated parking spaces, an electric vehicle charging point and a private area for visitor parking.

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SERVICES Air source heat pump providing central heating to underfloor heating on the ground floor and radiators on the first and second floor. Mains water, drainage and electricity, with solar panels connected to the property. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND E. (£2,487.27 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS fetch.adopt.contained

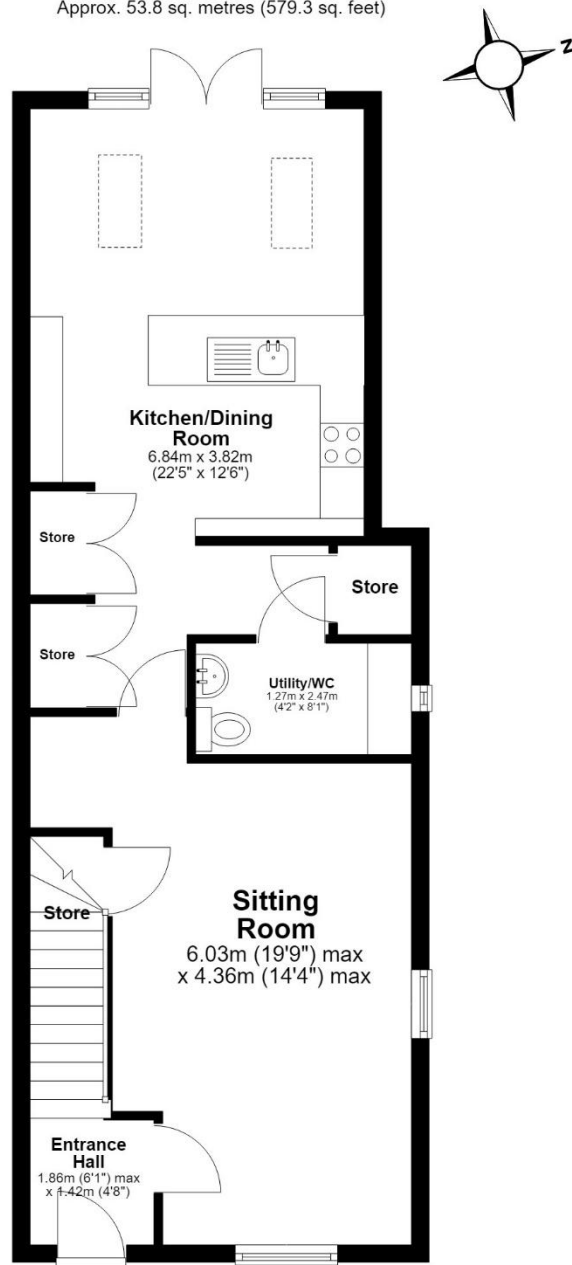
VIEWING Strictly by prior appointment only through DAVID BURR.

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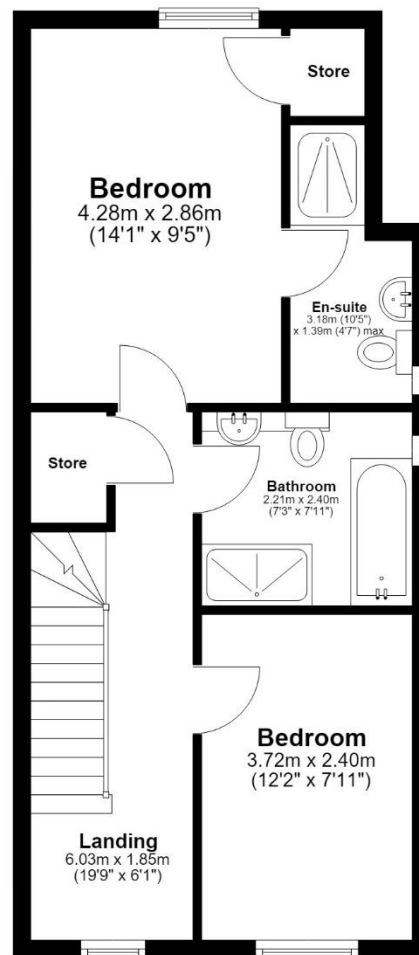
Ground Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



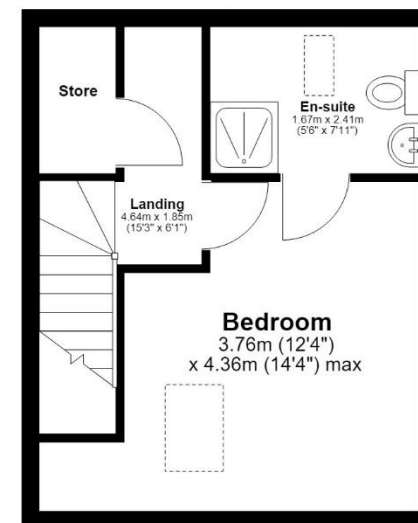
First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Second Floor

Approx. 24.1 sq. metres (259.2 sq. feet)



Total area: approx. 121.9 sq. metres (1312.6 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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