

Silver Street, Burwell
Cambridge, CB25 0EF
Offers In Excess Of £650,000

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Silver Street, Cambridge, CB25 0EF

An individual built modern and detached family home set within this sought after village.

This impressive property has been finished to a high standard and boasts accommodation approaching 2200 square foot.

Clearly designed and offering some appealing open plan living, the property boasts living room/kitchen/family room, study, four superb size bedrooms (en-suite dressing area and bathroom to master bedroom) family bathroom.

Externally the property offers extensive driveway, useful studio/office facilities measuring 205 square foot and a fully enclosed rear garden with sizeable patio area.

About Burwell:
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.

Hallway
With laid wooden flooring, oak staircase rising to the first floor and door through to the:

Dining Area/Sitting Room
33'4" x 12'11"
Spacious sitting room with featured media wall and electric fireplace, TV connection point, window to the front aspect.

Display shelving with LED lighting, built-in drinks fridge and additional island seating area. Window and bi-folding doors out to the rear aspect.

Kitchen/Breakfast Room
Modern kitchen fitted with a variety of matching eye and base level storage units and granite working surfaces over, tiled splash back areas, undermounted stainless steel sink with mixer tap over, large kitchen island providing seating for up to 6 people. Built-in kitchen appliances to include two Samsung ovens and a Samsung four-ring induction hob with hood over, two integrated dishwashers, space for an American fridge freezer.

Utility
With working surfaces and storage, undermounted stainless steel sink with mixer tap over, space for a washing machine and tumble dryer. Side external door.

Pantry
With shelving.

WC
9'8" x 6'6"
Concealed WC, hand basin with vanity cupboard under, part tiled walls and obscured window to the side aspect.

Study
9'8" x 9'8"
With fitted storage units and window to the front aspect.

First Floor Landing
With access to large storage cupbored, window to the front aspect.

Master Bedroom
16'5" x 12'10"
Substantial sized bedroom with ample fitted storage cupboards, TV connection point, radiators, access to loft space and door through to the:

Dressing Room
With built-in drawers and railings. Door though to the:

Ensuite
7'8" x 5'2"
Three piece bathroom suite comprising a concealed WC, hand basin with vanity drawer under, walk-in shower cubicle with with Mira digital shower controls, marbled tiled walls and flooring, heated towel rail, obscured window to the side aspect.

Bedroom 2
12'11" x 11'10"
Double bedroom with built-in storage, radiator and window to the front aspect.

Bedroom 3
13'2" x 10'1"
Double bedroom with built-in storage, radiator and window to the rear aspect.

Bedroom 4
11'10" x 9'8"
With radiator and window to the front aspect.

Bathroom
9'8" x 6'10"
Luxury fitted bathroom suite comprising a concealed WC, floating hand basin, free-standing bath Mira digital bath filler, marble tiled walls and flooring, wall mounted LED mirror and obscured window to the side aspect.

Outside - Front
Enclosed by bricked wall resin driveway with ample off-road parking, boarders containing shrubs, outdoor lighting and side pedestrian gate.

Outside - Rear
Beautifully landscaped garden mostly laid to artificial lawn with laid resin patio seating area, variety of thriving shrubs, outdoor lighting and door though to the:

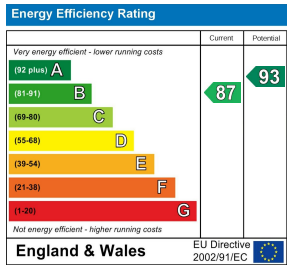
Outbuilding
18'0" x 11'5"
With underfloor heating, light and power connected

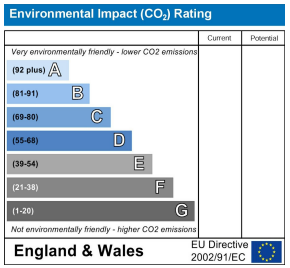
Property Information:
Maintenance fee - N/A
EPC - B
Tenure - Freehold
Council Tax Band - E (East Cambs)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Foot - 2200 sq. ft
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Electric
Broadband Connected - TBC
Broadband Type – Superfast available, 155Mbps download, 20Mbps upload
Mobile Signal/Coverage – Ofcom suggest likely/limited
Rights of Way, Easements, Covenants – None that the vendor is aware of



- **Detached Family Home**
- **Finished To A High Standard**
- **Open Plan Kitchen/Living Room**
- **Four Bedrooms (Ensuite & Dressing Room to Master)**
- **Useful Utility & Pantry**
- **Landscaped Gardens**
- **Ample Off-Road Parking**
- **Great Location**







This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





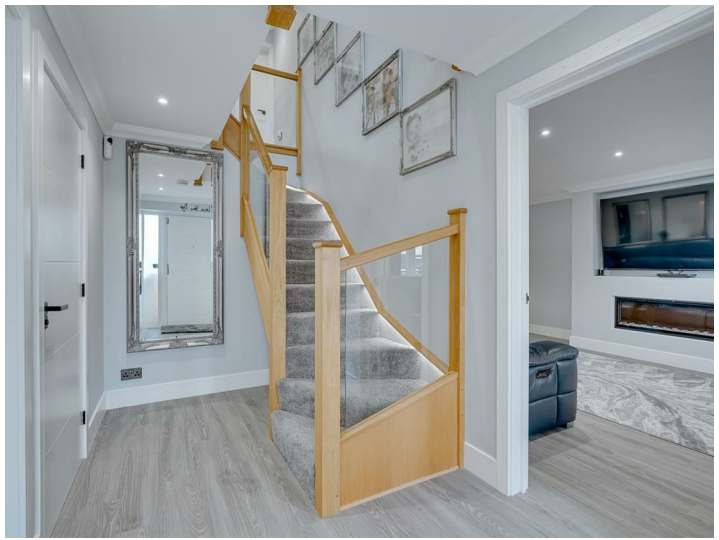
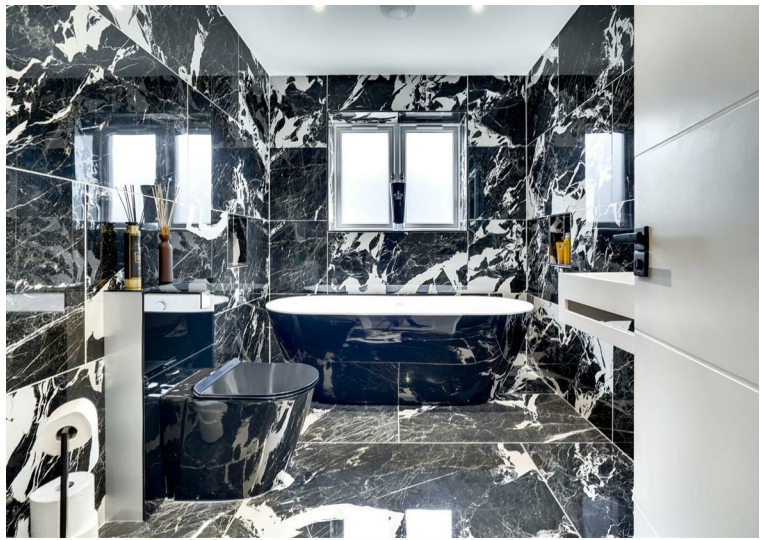



























Alarm