



**Saxon Drive, Burwell CB25 0HR**

**Guide Price £440,000**

**MA**  
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## Saxon Drive, Burwell, Cambridgeshire CB25 0HR

A beautifully presented detached family home located within a rarely available select no through road close to the centre of this highly regarded East Cambridgeshire Village.

The tastefully decorated accommodation comprises on the ground floor, entrance porch, hallway, cloakroom, sitting room, dining room, kitchen and a useful study / potential playroom. The first floor boasts 4 bedrooms and a family bathroom. The property benefits from gas fired heating and double glazing throughout.

Externally, enjoying a delightful landscaped rear garden with garage and additional parking.

### NO CHAIN

#### Entrance Porch

With tiled flooring.

#### Hallway

With storage cupboard and staircase rising to the first floor.

#### Living Room

15'8" x 11'4"

Feature fireplace with inset electric fire and brick surround, double glazed window to the front aspect, carpets and blinds and double doors leading to:

#### Dining Room

11'4" x 10'8"

With double glazed window to the rear aspect, radiator and carpets and blinds.

#### Kitchen

13'5" x 8'5"

Fitted with a comprehensive range of oak effect wall and base units with complimenting laminate worktop surfaces over, built in double oven, electric hob with extractor hood over, space for fridge/freezer, part tiled walls, tiled floor and window to the rear aspect.

#### Office/ Utility / Play Room

11'3" x 8'5"

Fitted with a matching range of eye level and base units, laminate worktop surfaces over. Door leading out to the rear garden and window to the rear aspect.

#### Cloakroom

Suite comprising of wash hand basin and low level WC, tiled splashbacks and window to the side aspect.

#### First Floor Landing

Airing cupboard housing the hot water tank, double

glazed window to the side aspect and doors to all bedrooms and bathroom.

#### Bedroom 1

12'10" x 10'10"

With large fitted wardrobes, radiator, carpets and blinds and double glazed window to the front aspect.

#### Bedroom 2

13'7"(max) x 10'11"(max)

Double glazed window to the rear aspect, radiator, carpet and blinds.

#### Bedroom 3

9'2" x 7'3"

Double glazed window to the rear aspect, radiator and carpet and blinds.

#### Bedroom 4

9'10" x 6'11"

Double glazed window to the front aspect, radiator and carpet and blinds.

#### Bathroom

Suite comprising panel sided bath with shower and screen over, pedestal wash hand basin, low level WC, tiled walls and double glazed window to the side aspect.

#### Outside - Front

Driveway providing off road parking, small grassed area, side gate for access to the rear.

#### Single garage

With up and door, pedestrian access to rear garden, and light and power connected.

#### Outside - Rear

Fully enclosed garden to the rear which is mainly laid to lawn with various mature trees, shrubs and plants, large patio area, garden shed and outside tap.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 105 SQM

Parking – Garage & Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps

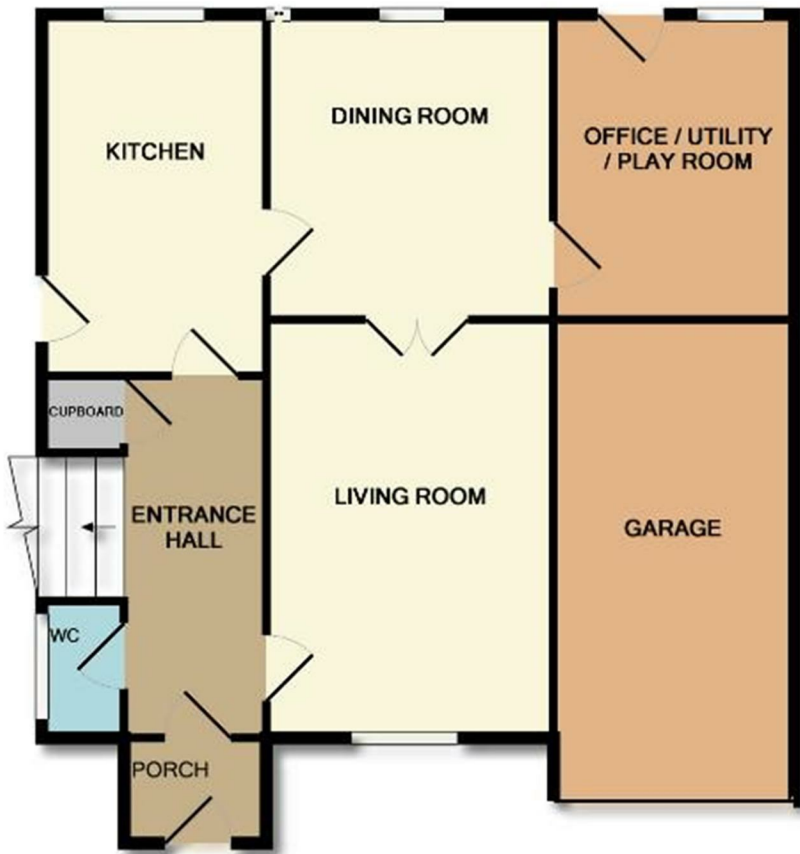
download, 100Mbps upload

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.



GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Superbly Presented Detached House
- Well Regarded Cul-De-Sac
- 2/3 Reception Rooms
- Four Bedrooms
- Driveway & Garage
- Family Rear Garden
- NO CHAIN
- Highly Regarded Village Location
- Viewing Highly Recommended



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>56</b>	<b>77</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) <b>A</b>	
(69-80) <b>B</b>	
(55-68) <b>C</b>	
(39-54) <b>D</b>	
(21-38) <b>E</b>	
(1-20) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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