



**Chestnut Rise, Burwell CB25 0BX**

**Guide Price £320,000**

## Chestnut Rise, Burwell CB25 0BX

A semi-detached family home standing in this popular development and nestling in the heart of this well served and ever requested village.

Rather deceptive and updated by the current owners, this property boasts accommodation to include entrance hall, cloakroom, living room, refitted kitchen/dining room, three bedrooms and contemporary bathroom.

Externally the property offers a sizeable and fully enclosed garden, garage and additional parking.

### Entrance Hall

With doors leading to the living room and cloakroom.

### Living Room 14'9" x 14'0" (4.51m x 4.29m)

Well presented, spacious living room with window to the front aspect. Wooden flooring. Stairs leading to the first floor. Radiator. Doors leading to the kitchen/dining room and entrance hall.

### Kitchen/Dining Room 14'9" x 9'10" (4.51m x 3.01m)

Modern Shaker style kitchen with a range of matching eye and base level cupboards with wooden worktop over. Ceramic sink and drainer with mixer tap over. Integrated over with inset gas hob and extractor above. Integrated fridge, freezer and dishwasher. Attractively tiled splash backs. Window to the rear aspect. Attractive arched opening leading to a spacious dining room with sliding doors leading to the rear garden. Built-in corner cupboard. Radiator. Tiled flooring throughout. Door leading to the living room.

### Cloakroom

Blue suite comprising low level WC and handbasin. Door to the entrance hall.

### First Floor Landing

With doors leading to all bedrooms and bathroom. Stairs leading to the living room.

### Bedroom 1 10'9" x 9'3" (3.29m x 2.84m)

Generous bedroom with built-in storage cupboard.

Radiator. Window to the front aspect. Door to the landing.

### Bedroom 2 9'11" x 9'3" (3.04m x 2.84m)

Well proportioned bedroom with built-in storage cupboard. Radiator. Window to the rear aspect. Door to the landing.

### Bedroom 3 7'9" x 6'4" (2.37m x 1.95m)

Well proportioned bedroom with window to the front aspect. Radiator. Door to the landing.

### Bathroom

Contemporary white suite comprising low level, concealed cistern, WC, fitted bidet tap, inset hand basin with mixer tap over, counter top and built-in storage under, p-shaped bath with mixer tap and wall mounted shower over. Attractively tiled. Ladder radiator. Obscured window. Door to the landing.

### Garage 16'0" x 8'1" (4.90m x 2.48m)

With up and over door leading to the driveway, with EV charging point.

### Outside - Front

Lawned area with pathway leading to the front entrance. Hardstanding driveway providing off road parking and access to the garage. Access gate to the rear. EV charging point.

### Outside - Rear

Mainly laid to lawn with some mature tree planting. Patio area to the rear and side of the house with glazed sliding doors leading to the kitchen/dining room. Access gate to the front.

### PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps 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.

# Approximate Gross Internal Area 758 sq ft - 71 sq m (Excluding Garage)

Ground Floor Area 397 sq ft – 37 sq m

First Floor Area 361 sq ft – 34 sq m

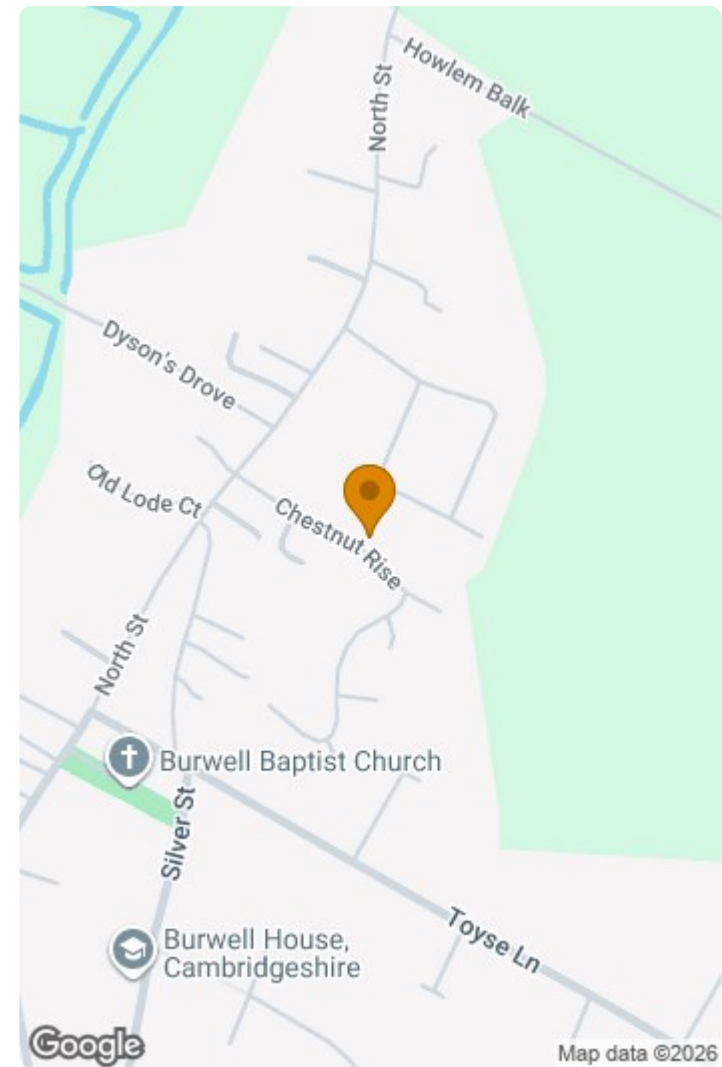
Garage Area 131 sq ft – 12 sq m



Garage

Ground Floor

First Floor



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.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions  
Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions  
England & Wales EU Directive 2002/91/EC

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