



**Mill Lane, Burwell CB25 0HJ**

**Offers Over £400,000**

# Mill Lane, Burwell CB25 0HJ

A well presented family townhouse that's located in a quiet lane close to the centre of Burwell with views of the church.

Burwell is a highly sought after village with many amenities including various shops, pubs and restaurants, a primary school, sports facilities, health centre and much more.

Accommodation comprises of a living room/diner, fitted kitchen, utility room, WC, Study/bedroom 5, four further bedrooms, ensuite and family bathroom.

Outside there is parking for several vehicles to the front. The rear garden is fully enclosed and offers views across the rooftops towards the village Church.

Available with no upward chain, this property must be seen to be fully appreciated.

## Entrance Hall

With doors leading to the kitchen/family room, play room, boot room and utility room. Stairs leading to the first floor landing.

## Kitchen/Family Room 19'10" x 11'6" (6.06m x 3.52m)

Modern fitted kitchen with a range of matching eye and base level cupboards with composite worktop over. Inset Butler style sink with mixer tap over. Integrated eye level double oven. Inset induction hob. Integrated fridge/freezer. Integrated dishwasher. Incorporated breakfast bar seating area. Generous dining area. LVT wooden parquet flooring throughout. Radiator. Window to the rear aspect. Double French doors leading to the rear garden. Door leading to the entrance hall.

## Play Room 9'1" x 9'0" (2.78m x 2.75m)

Generous room offering a variety of uses. LVT wood parquet flooring. Radiator. Window to the front aspect. Door to entrance hall.

## Boot Room 9'2" x 7'4" (2.80m x 2.24m)

Generous room offering a variety of uses. LVT wood parquet flooring. Radiator. Window to the front aspect. Door to entrance hall and side.

## Utility/Cloakroom

Fitted with a range of eye level cupboards. Counter work top with inset sink with mixer tap over. Space and

plumbing for washing machine. Low level W.C. Obscured window. Door leading to entrance hall.

## Landing

With door leading to the living room and Master Bedroom. Built-in airing cupboard. Stairs leading to the second floor landing and ground floor.

## Living Room 19'10" x 11'8" (6.07m x 3.57m)

Well presented, spacious living room with dual windows to the rear aspect. Radiator. Door to landing.

## Master Bedroom 17'10" x 9'3" (5.45m x 2.82m)

Spacious bedroom with dual windows to the front aspect. Range of built-in wardrobes. Radiator. Doors leading to the en suite and landing.

## En Suite

Contemporary white suite comprising low level W.C., inset hand basin with mixer tap over and built-in storage cabinet under and walk-in shower. Ladder radiator. Attractively tiled throughout. Obscured window. Door to Master Bedroom.

## Landing

With doors leading to three bedrooms and bathroom. Stairs leading to the first floor.

## Bedroom 2 10'4" x 8'2" (3.17m x 2.50m)

With velux window. Access to eaves storage. Radiator. Door to landing.

## Bedroom 3 9'1" x 8'2" (2.78m x 2.50m)

With velux window. Access to eaves storage. Radiator. Door to landing.

## Bedroom 4 19'10" x 5'10" (6.05m x 1.78m)

With dual velux windows. Access to eaves storage. Radiator. Door to landing.

## Bathroom

Contemporary white suite comprising low level W.C., pedestal hand basin with mixer tap over, freestanding bath with mixer tap over and walk-in shower. Attractively tiled to wet areas. LVT wood parquet wood flooring. Obscured window. Door to landing.

## Outside - Front

Hard standing parking area providing off road parking.

Steps leading down to the pathway leading to the front door with storm porch over, shrub and planting to the borders. Access gate to the rear garden.

## Outside - Rear

Laid to faux grass with attractive fence and wall boundaries. Double French doors leading to the kitchen/family room. Access gate to the front.

## PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 141 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 47Mbps download, 8Mbps upload

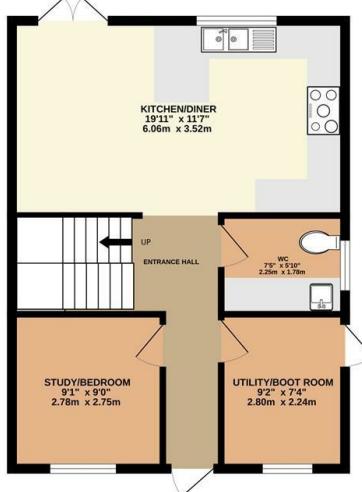
Mobile Signal/Coverage – Ofcom advise likely on all networks

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.

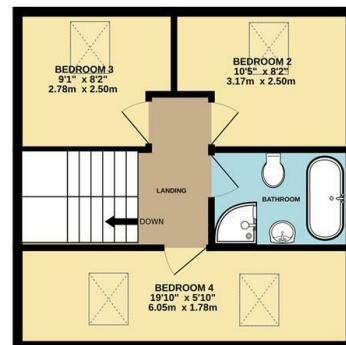
GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



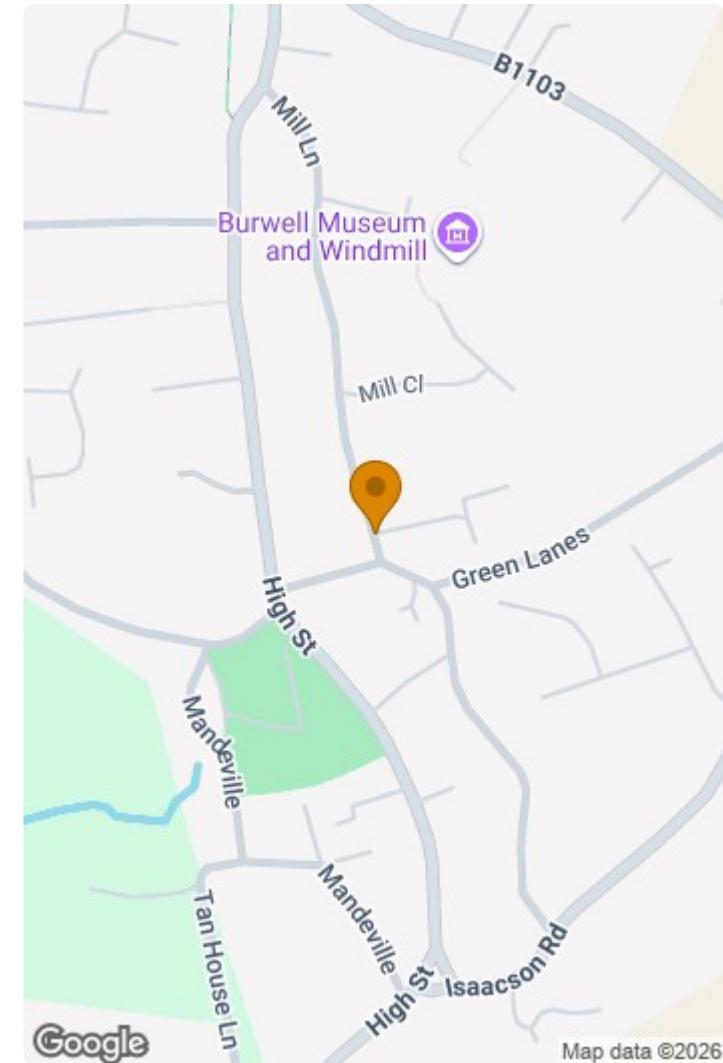
2ND FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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

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