



Myrtle Drive, Burwell CB25 0AJ

Guide Price £260,000

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A surprisingly spacious end of terrace family home standing at the end of a peaceful cul-se-sac and set in the heart of this thriving and highly regarded village.

Offering well planned rooms throughout, this property enjoys accommodation to include entrance hall, cloakroom, living room, kitchen/dining room, two double bedrooms and family bathroom.

Externally the property offers allocated parking and a fully enclosed rear garden.

Entrance Hall

With doors leading to the living room and cloakroom. Stairs leading to the first floor landing.

Cloakroom

With low level WC and pedestal handbasin. Obscured window. Door leading to the entrance hall.

Kitchen/Dining Room 15'5 x 11'0 (4.70m x 3.35m)

Modern fitted kitchen with a range of eye and base level cupboards with worktop over. Integrated oven with inset gas hob and stainless steel chimney style extractor over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Tiled splashbacks. Stainless steel sink and drainer with mixer tap over. Spacious dining area. Window to the rear aspect. French doors leading to the rear garden. Door leading to the living room.

Living Room 14'4 x 12'3 max x 7'7 (4.37m x 3.73m max x 2.31m)

Spacious living room with large window to the front aspect. Built-in under stair storage cupboard. Doors leading to the kitchen/dining room and entrance hall.

First Floor Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the entrance hall.

Bedroom 1 13'10 x 9'8 (4.22m x 2.95m)

Spacious double bedroom with a range of built-in wardrobes with sliding doors. Dual windows to the front

aspect. Storage cupboard. Radiator. Door leading to the landing.

Bedroom 2 15'9 x 8'4 (4.80m x 2.54m)

Well proportioned room with window to the rear aspect. Radiator. Door leading to the landing.

Bathroom

Modern white suite comprising low level WC, pedestal handbasin and panelled bath with wall mounted shower over. Attractively tiled. Obscured window. Door to the landing.

Outside

Paved patio area to the rear and side of the house with French doors leading to the kitchen/dining room. Central lawned area. Timber shed. Access gate to the front.

Allocated parking.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - End of Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 77 SQM

Parking – Allocated Parking

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

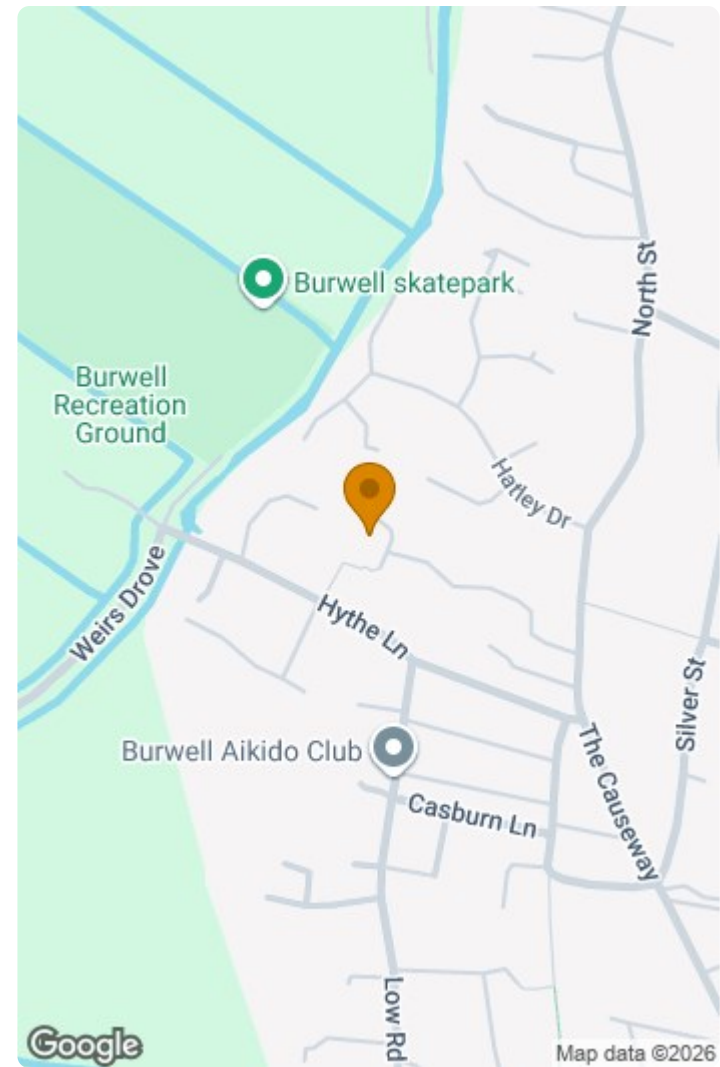
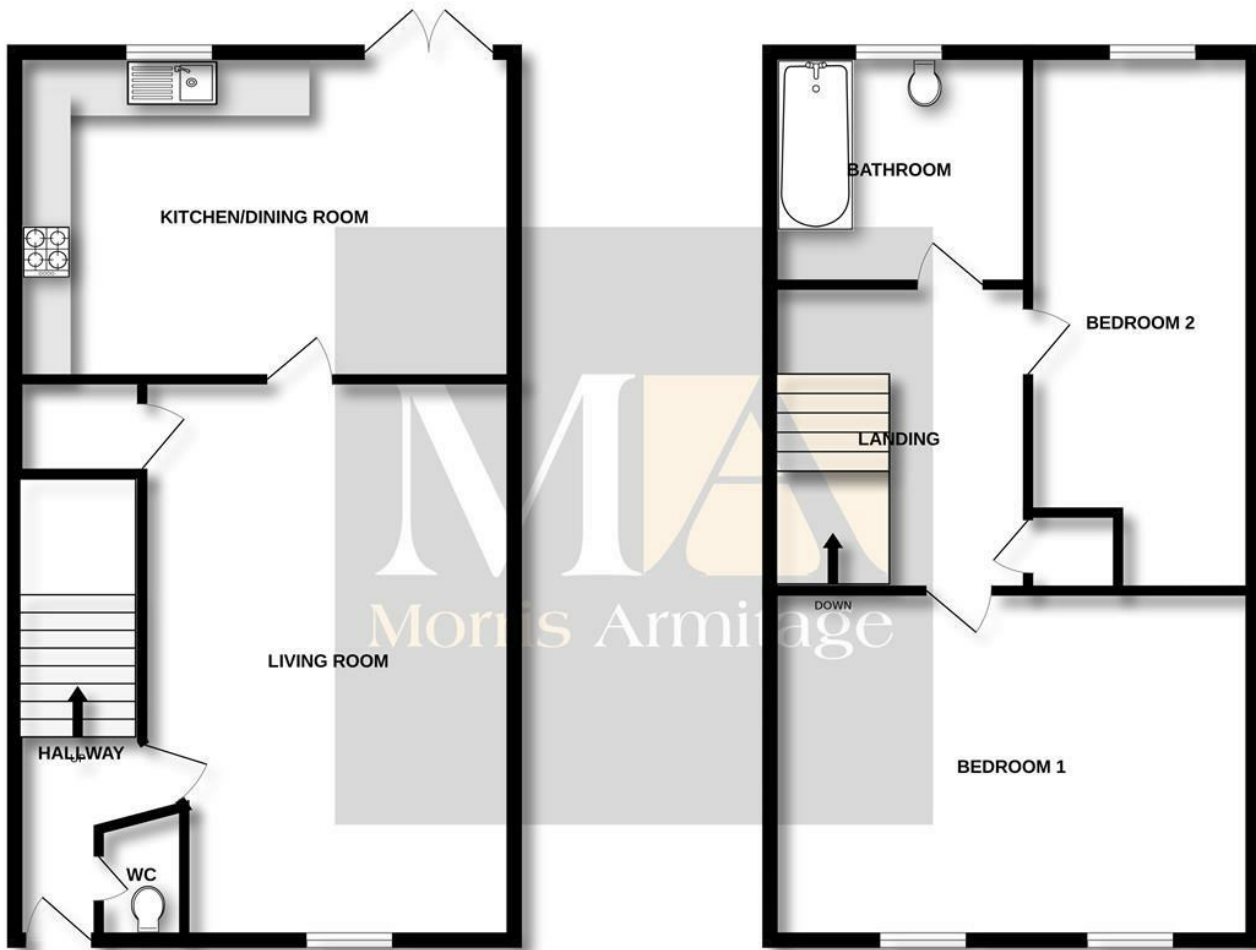
Location

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.

GROUND FLOOR

1ST FLOOR



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	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	89	England & Wales	EU Directive 2002/91/EC	73

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