Burghley Rise, Burwell
Cambridge, CB25 0RS
£445,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Burghley Rise, Cambridge, CB25 0RS

A modern and detached family home standing towards the end of a quiet cul-de-sac and located in the heart of this superb village setting.

Cleverly extended and offering carefully planned configuration, this property boasts accommodation to include an entrance porch, cloakroom, three reception rooms, kitchen, four principal bedrooms (en-suite to the master) and a family bathroom. Benefiting from gas fired heating and double glazing.

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

Viewing is advised.

Entrance Hall
Doors leading to WC and dining room. Window to front aspect.

WC
Low level WC and pedestal sink basin. Window to front aspect.

Dining Room
15'6" x 9'8"
Windows to side aspect, internal doors leading to living room and kitchen.

Kitchen
15'6" x 7'6"
Fitted with a range of eye and base level units with worktop over, stainless steel sink with mixer tap over. Windows to front and side aspects.

Living Room
17'8" x 12'9"
Fireplace with mantelpiece, windows to rear aspect.

Family Room
10'11" x 8'5"
Windows to side and rear aspect.

Bedroom 1
10'3" x 10'1"
Built in storage, windows to side and front aspect, door leading to ensuite.

Ensuite
Suite comprising of low-level WC, shower cubicle with glass door. Window to front aspect.

Bedroom 2
10'7" x 10'3"
Built in storage with window to rear aspect.

Bedroom 3
9'8" x 8'5"
Built in storage with window to rear aspect.

Bedroom 4
9'0" x 7'8"
Built in storage with windows to side and front aspect.

Bathroom
Suite comprising of panelled bath with shower attachment over, low level WC and pedestal sink. Window to side aspect.

Garage
15'5" x 8'1"
Attached single garage with roller door over.

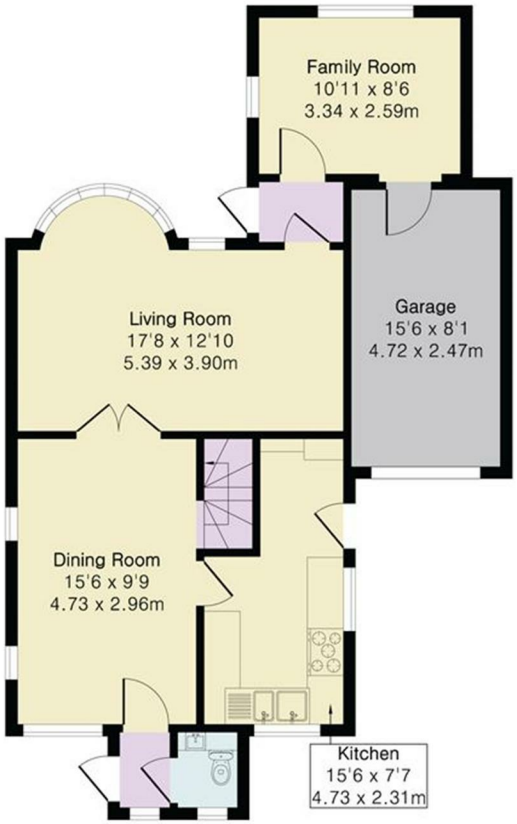
Outside Front
A wide block-paved driveway, providing ample off-road parking and direct access to the garage.

Outside Rear
Enclosed garden, predominantly laid to lawn with a patio area, and convenient side access.

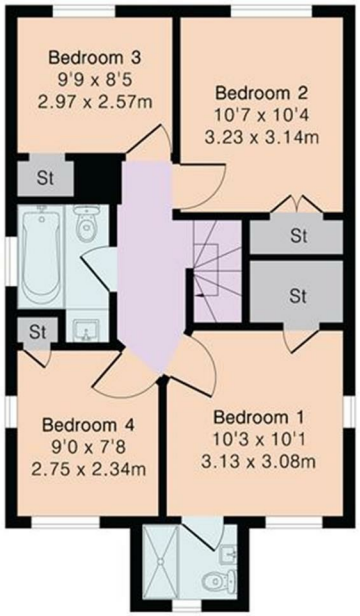
Property Details
EPC -
Tenure - Freehold
Council Tax Band - D - (East Cambs)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 116
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating 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 1252 sq ft - 116 sq m
(Including Garage)
Ground Floor Area 748 sq ft – 69 sq m
First Floor Area 504 sq ft – 47 sq m

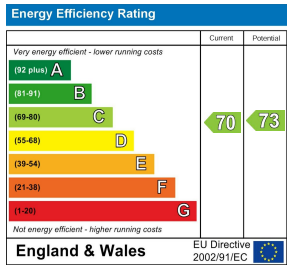


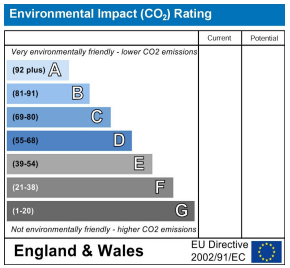
Ground Floor



First Floor

- **Sought After Location**
- **Detached Family Home**
- **3 Reception Rooms**
- **4 Bedrooms/1 En-Suite**
- **Solar Panels**
- **Garage**
- **Ample Parking**
- **Viewing Advised**





PINKPLAN

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.

Morris Armitage

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.

63 High Street, Burwell, Cambridgeshire, CB25 0HD | 01638 742461 | www.morrisarmitage.co.uk

FIRE BLANKET