

Burghley Rise, Burwell
Cambridge, CB25 0RS
Guide Price £525,000

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Burghley Rise, Cambridge, CB25 0RS

A superbly presented modern detached five-bedroom family home, occupying a particularly desirable corner position within this highly regarded and popular cul-de-sac. Ideally located for convenient access to the village amenities and local schools, this impressive home offers spacious and versatile accommodation, making it an ideal choice for growing families.

The well-proportioned accommodation comprises an entrance hall, downstairs shower room, fifth bedroom, separate dining room, dual-aspect bay-fronted living room and a spacious kitchen/breakfast room. To the first floor are four generous bedrooms, all benefiting from built-in wardrobes, with the master bedroom enjoying a four-piece en-suite bathroom, together with a family bathroom. Further benefits include gas-fired central heating and uPVC double glazing.

Externally, the property enjoys a beautifully landscaped and manicured front garden, whilst to the rear is a particularly attractive, well-stocked and private walled garden, enjoying a desirable south-westerly aspect.

Further enhancing the appeal is ample off-road parking for at least three vehicles, together with a double garage.

An impressive family home in a sought-after village location, offering space, versatility and excellent outside accommodation. Early viewing is strongly recommended to fully appreciate all that this property has to offer.

Entrance Hall
Front door leading to hallway with storage cupboard. Internal doors to shower room, bedroom 5 and kitchen.

Shower Room
7'5" x 3'7"
Suite comprising of shower with tiled walls, WC and handwash basin with tiled splashback. Window to side aspect.

Bedroom 5
10'9" x 8'3"
Hard flooring, central pendant light fixture, storage cupboard and window to front aspect.

Dining Room
12'9" x 11'10"
Hard flooring, access to first floor via staircase. Internal doors leading to sitting room and kitchen. Window to side aspect.

Kitchen/Breakfast Room
12'1" x 11'7"
Fitted with a range of matching eye and base level units with worktops over. Integrated stainless steel sink with matching stainless steel mixer tap. Other integrated appliances include a double oven and hob. Windows to side aspect.

Living Room
18'11" x 15'1"
Hard flooring, bay windows to front and side aspects. External french doors to rear garden.

Bedroom 1
11'3" x 9'11"
Carpeted room, built-in wardrobes, windows to side aspect. Internal door through to en-suite.

Ensuite
10'9" x 7'11"
Suite comprising of corner bath with shower head, shower cubicle, WC, and handwash basin with storage.

Bedroom 2
10'0" x 9'11"
Carpeted room, built-in wardrobe, window to side aspect.

Bedroom 3
12'0" x 8'10"
Carpeted room, built-in wardrobes, window to side aspect.

Bedroom 4
9'9" x 8'10"
Carpeted room, built-in wardrobes, window to side aspect.

Bathroom
6'4" x 5'7"
Suite comprising of panelled bath, WC and handwash basin. Window to side aspect.

Outside Front
Paved drive with space for three cars, double garage with separate access via up-and-over garage doors. Paved path leading to front door, and planting beds with well maintained mature shrubbery.

Outside Rear
Fully enclosed walled rear garden with well maintained mature shrubs lining a large lawned area. Leading straight from the house is a decked area, with access to the garages.

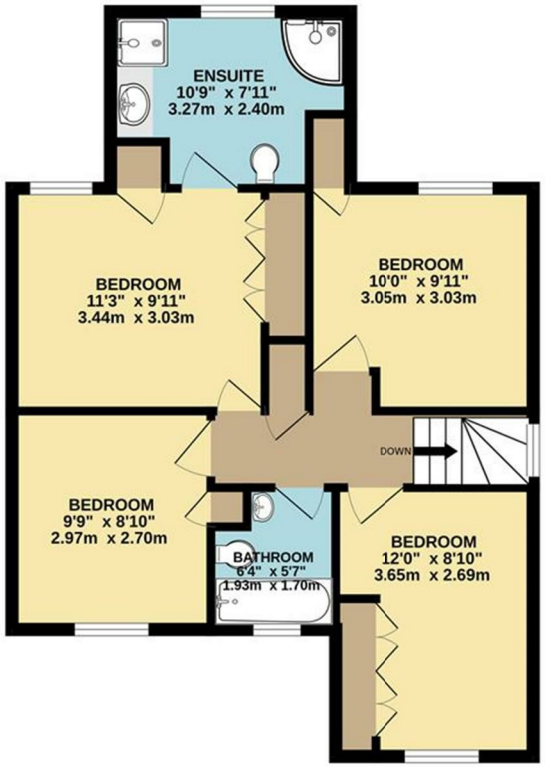
Property Information
EPC - TBC
Tenure - Freehold
Council Tax Band - E (East Cambridgeshire)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 117.1
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
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.

GROUND FLOOR
668 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1261 sq.ft. (117.1 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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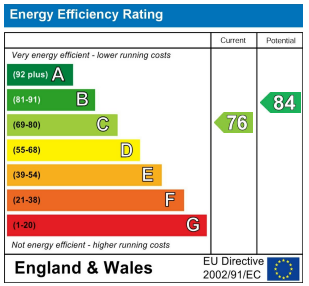
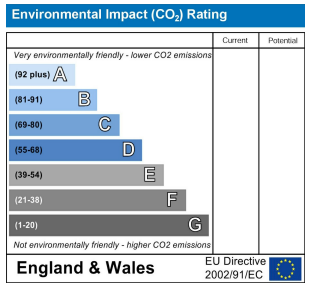
- **Popular Village Location**
- **Situated On A Quiet Cul-De-Sac**
- **Close To Local Amenities**
- **Detached Family Home**
- **Well-Presented Throughout**
- **Downstairs Bedroom With Own Shower Room**
- **Ensuite To Master Bedroom**
- **Enclosed Walled Rear Garden**
- **Double Garage**







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