



**Priory Close, Burwell
Cambridge, CB25 0HW
Offers Over £300,000**

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Priory Close, Burwell CB25 0HW

A beautifully upgraded family home set within a highly sought-after village, conveniently located for both Cambridge and the renowned racing town of Newmarket.

Deceptively spacious, the property has been thoughtfully enhanced and extended by the current owners to create a stylish and practical open-plan layout. The accommodation comprises a welcoming entrance hall, a comfortable living room, and an impressive kitchen/breakfast room ideal for modern family life and entertaining. There is also a cloakroom, three well-proportioned bedrooms, and a contemporary refitted family bathroom.

Outside, the home benefits from a fully enclosed west-facing garden—perfect for enjoying afternoon and evening sun—along with garage facilities.

Entrance Hall

Door to front aspect. Stairs to 1st floor.

Kitchen/Breakfast Room

17'2" x 15'7"

Contemporary kitchen with built-in full height cupboards and a range of base level cupboards with composite work top over incorporating a breakfast bar seating area. Inset sink with mixer tap over and drainer. Integrated eye level double oven. Inset electric hob with extractor over and attractively tiled splash back. Integrated washing machine, dishwasher and fridge/freezer. Wood effect flooring. Radiator. Window overlooking rear aspect. Bi-folding doors leading to rear garden.

Living Room

12'10" x 11'10"

Good size living room with opening leading to kitchen/dining room. Wood effect flooring. Window facing front aspect.

Cloakroom

8'7" x 2'10"

White suite comprising of low level W.C. and handbasin.

Landing

Doors leading to all bedrooms, bathroom and airing cupboard.

Bathroom

7'4" x 7'1"

Contemporary bathroom with white suite comprising of low level W.C., hand basin with mixer tap over and built-in vanity unit under, bath with wall mounted shower and

glass screen. Attractively tiled walls. Wall mounted ladder style radiator. Obscured window overlooking rear aspect.

Bedroom 1

12'10" x 9'3"

Double bedroom with window overlooking the front aspect. Radiator.

Bedroom 2

12'7" x 9'5"

Single bedroom with window overlooking rear aspect. Radiator.

Bedroom 3

8'5" x 7'1"

Single bedroom with window overlooking rear aspect. Radiator.

Outside - Front

Lawned area with pathway leading to front door.

Outside - Rear

Decking area leading from kitchen. Enclosed garden laid to lawn with patio area. Door leading to garage.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - tbc

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - tbc

Parking – Garage & off road parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps

download, 100Mbps upload

Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

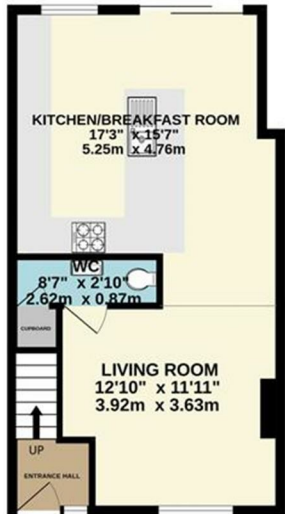
Location - What 3 Words - ///grazes.scooter.drizzly

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
586 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



8 PRIORITY CLOSE

TOTAL FLOOR AREA: 975 sq.ft. (90.6 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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- Family home
- Superb kitchen/breakfast room
- 3 bedrooms
- Enclosed rear garden
- Garage & off road parking
- Sought after village location
- Viewing recommended



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			
England & Wales	EU Directive 2002/91/EC	76	87

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

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