**Hythe Close**
**Burwell, CB25 0EZ**
**Offers Over £500,000**

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# Hythe Close, Burwell, CB25 0EZ

A well presented detached family home in this quiet cul de sac in the popular and sought after village of Burwell.

Accommodation is spacious and includes a living room/diner, fitted kitchen with separate utility room, study, WC, four bedrooms with an ensuite to the master and a family bathroom.

Outside there is a large, enclosed rear garden that provides space for further development with a gate to the front where there is a driveway providing off road parking and leads to a detached double garage.

Viewing is highly recommended.

## About Burwell:

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.

## Entrance Hall

Laid wooden flooring, radiator and staircase rising to the first floor.

## Living Room 13'5" x 12'1" (4.10 x 3.70)

Good sized living room with featured cast iron fireplace, TV connection point, radiator, window to the front aspect and opening through to the:

## Dining Room 8'10" x 8'10" (2.71 x 2.71)

With radiator and French doors out to the rear garden.

## Kitchen 10'10" x 8'10" (3.31 x 2.71)

A range of matching eye and base level storage units and wooden working surfaces over. Tiled splashback areas. Inset stainless steel sink and drainer with mixer tap over. Built in oven and hob with extractor hood above. Built-in dishwasher. Window to the rear aspect and door through to the:

## Utility Room 8'10" x 6'2" (2.71 x 1.90)

Space and plumbing for a washing machine, tumble dryer and fridge/freezer. Inset stainless steel sink and drainer with mixer tap. Storage cupboards. Tiled splashback areas. External door to the rear aspect.

## Study 9'3" x 7'3" (2.82 x 2.21)

Versatile room with radiator and window to the front aspect.

## WC 6'2" x 3'2" (1.90 x 0.99)

With low level WC and hand basin.

## FIRST FLOOR

With access to the airing cupboard, bedrooms and bathroom.

## Bedroom 1 10'11" x 10'0" (3.33 x 3.05)

Double bedroom with built-in wardrobes, radiator, dormer window to the front aspect and door through to the:

## Ensuite 7'3" x 6'10" (2.21 x 2.10)

Three piece bathroom suite comprising a low level WC, hand basin with storage cupboards under, walk-in shower cubicle, radiator and obscured dormer window to the front aspect.

## Bedroom 2 10'11" x 8'6" (3.34 x 2.60)

Double bedroom with radiator and dormer window to the rear aspect.

## Bedroom 3 10'11" x 7'3" (3.34 x 2.21)

Double bedroom with radiator and dormer window to the rear aspect.

## Bedroom 4 10'2" x 8'2" (3.12 x 2.51)

With radiator and dormer to the rear aspect.

## Bathroom 8'6" x 6'10" (2.60 x 2.10)

Luxury fitted family bathroom comprising a concealed WC, hand basin, free standing bath with shower head attachment, shower cubicle, heated towel rail and obscured dormer window to the rear aspect.

## Outside - Rear

Beautifully established garden with a variety of mature plants and shrubs. Raised decking area perfect for outdoor seating.

## Outside - Front

Lawned frontage with shrubbery. Off-road parking and garage. Side pedestrian gate leading through to the rear garden.

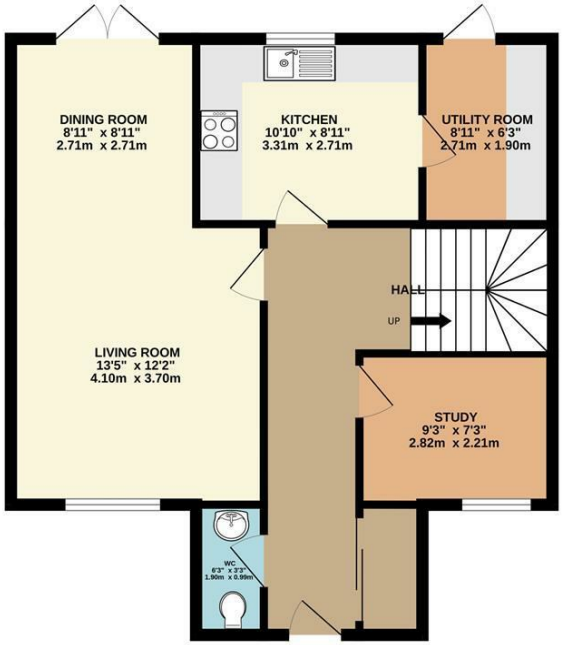
## Garage

Double garage with power and lighting. External door accessed via the rear garden.

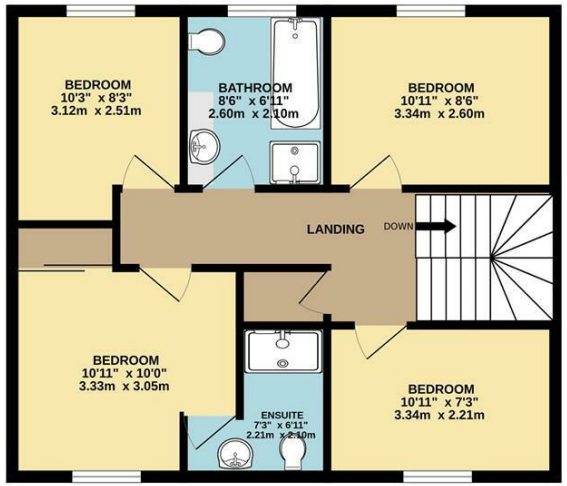
## Property Information:

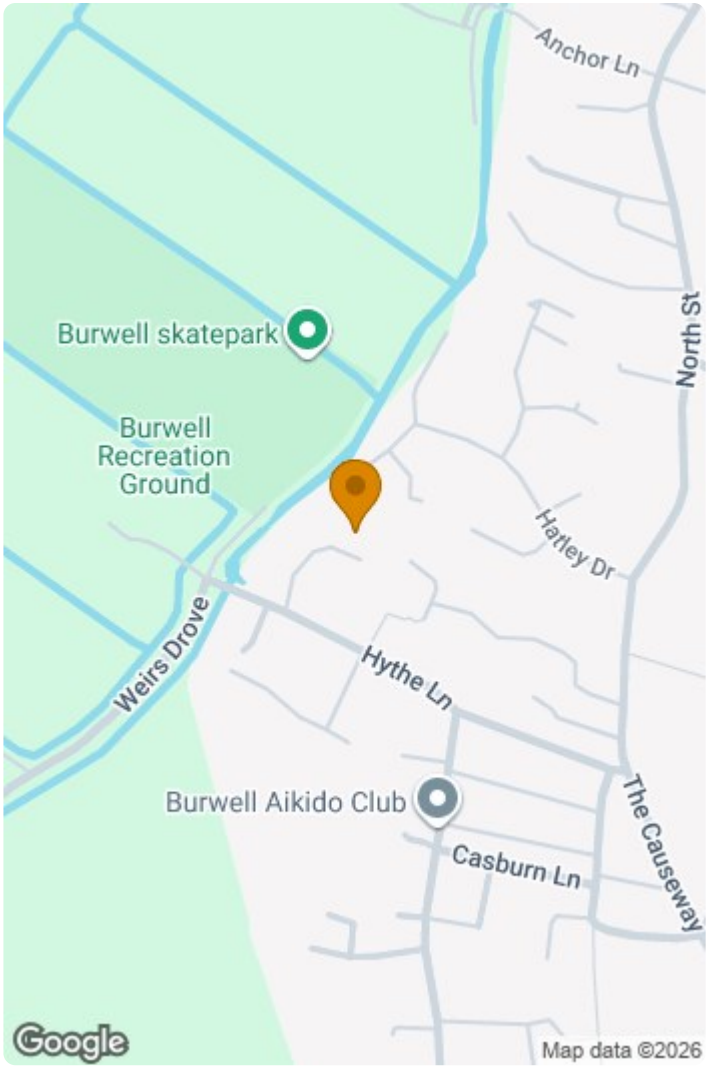
EPC - B
Tenure - Freehold
Council Tax Band - E (East Cambs)
Property Type - Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 119 SQM
Parking – Off-road & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.




1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.




TOTAL FLOOR AREA : 1230 sq.ft. (114.3 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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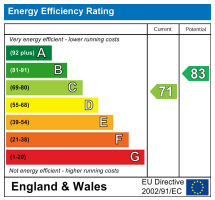


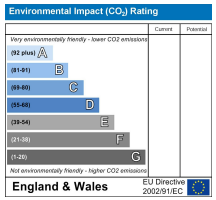


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