



**23, Burghley Rise, Burwell  
Cambridge, CB25 0RS  
£465,000**



**23, 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 entrance porch, cloakroom, three reception rooms, kitchen, four principal bedrooms ( ensuite to 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**

**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

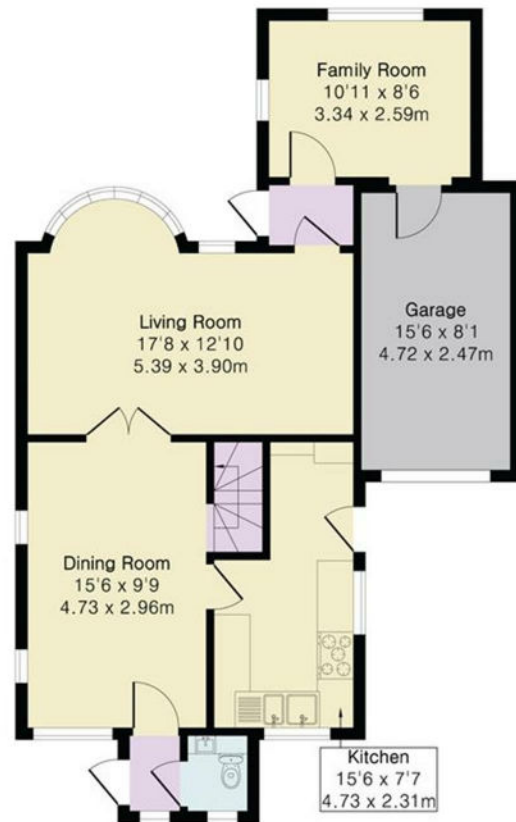
**Location**

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.

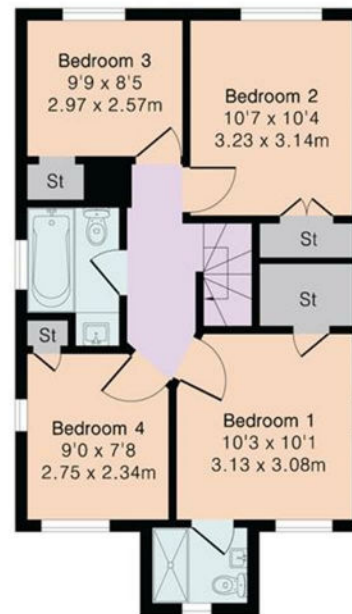
**Approximate Gross Internal Area 1252 sq ft - 116 sq m  
(Including Garage)**

Ground Floor Area 748 sq ft – 69 sq m

First Floor Area 504 sq ft – 47 sq m

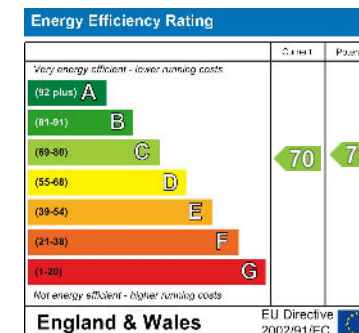


Ground Floor



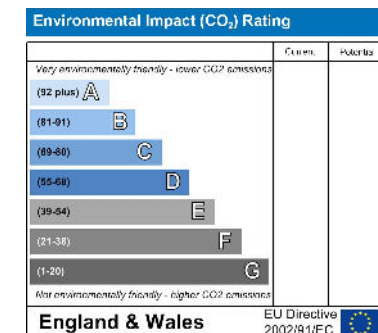
First Floor

- **Well-sought After Location**
- **Ample Parking**
- **Generous Bedrooms**
- **Ensuite**
- **Solar Panels**
- **Garage**



England & Wales

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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.

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