

Silver Street, Burwell CB25 0EF

Guide Price £849,995

Morris Armitage

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A superb modern, detached family home standing within this select development of only three properties and tucked away in this thriving and highly regarded village.

This substantial family home offers around 3,000 square foot of accommodation and enjoys sizeable rooms throughout. The property has been cleverly designed to boast flexible and versatile accommodation with three impressive reception rooms, fabulous kitchen/family room, utility room, cloakroom, five double bedrooms (two ensuite bathrooms) and a family bathroom. Benefitting from gas fired central heating and double glazing.

Externally, there is a fully enclosed rear garden offering a good degree of privacy, detached double garage with additional parking and further additional parking behind.

Outstanding family home offered for sale with the distinct advantage of NO ONWARD CHAIN – viewing highly recommended.

Entrance Hall
Sizable entrance hall with stairs rising to first floor. Doors leading to study, cloakroom, kitchen, dining room and living room.

Study/Playroom
11'10" x 10'8"
With window to front aspect and radiator.

Cloakroom
Fitted with a low level WC, vanity unit with basin and radiator.

Living Room
22'4" x 17'2"
A generous sized double aspect living room. Feature fireplace with marble surround, hearth and mantel currently fitted with a gas fire. Radiator. Window to front aspect, Internal French doors leading to dining room and French doors leading to rear garden.

Dining Room
17'7" x 13'0"
With doors leading to entrance hall. Internal French doors leasing to kitchen. Radiator. French doors leading to read garden.

Kitchen
22'5" x 17'1"
Contemporary fitted kitchen with a wide range of matching storage units with wooden working surfaces over. Tiled splashbacks. Two ceramic sinks each fitted with stainless steel mixer tap over. Integrated dishwasher and fridge freezer. Kitchen island housing large range cooker with extractor hood above, Fitted display cabinet. Tiled flooring, Dual aspect windows to the rear and side aspects, Door through to the:

Utility Room
14'11" x 6'6"
A spacious and well designed utility room. Fitted with a wide range of matching storage units with wooden working surfaces over. Tiled splashback. Ceramic sink and drainer with stainless steel mixer tap over. Space and plumbing for washing machine and dryer. Radiator. Tiled flooring. Window and door to side aspect.

First Floor Landing
With doors to all bedrooms and bathroom. Double doors to airing cupboard and door to storage cupboard. Window to front aspect/.

Bedroom 1
17'2" x 13'2"
Spacious Master bedroom with window to rear aspect. Radiator. Doors leading to dressing room and ensuite.

Dressing Room
7'5" x 5'8"

Ensuite
Fitted with a four piece white bathroom suite comprising of low level WC, vanity unit with cupboards, mirror, lighting and sink over. Panelled bath with mixer taps and shower head. Double shower unit. Radiator. Obscured window to side aspect.

Bedroom 2
18'10" x 10'4"
Spacious double bedroom with window to front aspect. Radiator. Doors to dressing room and ensuite.

Dressing Room
9'5" x 7'5"

Ensuite
Fitted with a three piece white bathroom suite comprising of low level WC, wooden vanity unit with ceramic sink over, panelled bath with taps and shower head. Radiator. Obscured window to side aspect.

Bedroom 3
17'2" x 10'11"
Spacious double bedroom with window to front aspect. Radiator.

Bedroom 4
17'2" x 11'0"
Double bedroom with window to rear aspect. Radiator.

Bedroom 5
13'0" x 9'11"
Double bedroom with window to rear aspect. Radiator.

Bathroom
Spacious family bathroom comprising of low level WC, vanity unit with cupboards, mirror, lighting and sink over. Panelled bath with mixer taps and shower head. Shower unit. Radiator. Obscured window to rear aspect.

Loft Space
Fully boarded with power. There is potential for conversion by installing a staircase via the cupboard on the landing for access.

Outside Front
Pathway leading to front door with storm porch.

Double Garage
18'3 x 17'11"
With up and over doors. Power and light.

Outside Rear
Fully enclosed rear garden with patio and grassed areas bordered by mature tress and shrubberies. Gated access to garage and front of property.

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.

Property Details
EPC - C
Tenure - Freehold
Council Tax Band - F - East Cambridgeshire
Property Type - Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 276 SQM
Parking – Driveway and Double Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 304Mbps download, 48Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

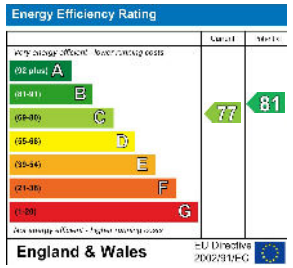
Approximate Gross Internal Area 2980 sq ft - 276 sq m
(Excluding Garage)

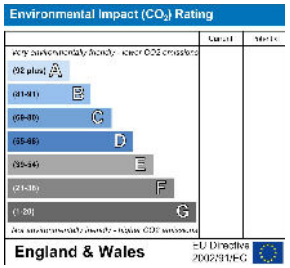
Ground Floor Area 1490 sq ft – 138 sq m
First Floor Area 1490 sq ft – 138 sq m
Garage Area 326 sq ft – 30 sq m



- **Substantial Detached House**
- **Stunning Kitchen/Breakfast Room**
- **Two Reception Rooms**
- **Study**
- **Master Bedroom Suite**
- **2nd Bedroom Suite**
- **Three Further Bedrooms**
- **Established Garden**
- **Driveway & Double Garage**
- **NO ONWARD CHAIN**







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.






J S BACH



























