



**Silver Street, Burwell  
Cambridge, CB25 0EF  
Offers Over £695,000**

**MA**  
Morris Armitage

01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)



## Silver Street, Cambridge, CB25 0EF

An individual built modern and detached family home set within this sought after village.

This impressive property has been finished to a high standard and boasts accommodation approaching 2200 square foot.

Clearly designed and offering some appealing open plan living, the property boasts living room/kitchen/family room, study, four superb size bedrooms (en-suite dressing area and bathroom to master bedroom) family bathroom.

Externally the property offers extensive driveway, useful studio/office facilities measuring 205 square foot and a fully enclosed rear garden with sizeable patio area.

### 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.

### Hallway

With laid wooden flooring, oak staircase rising to the first floor and door through to the:

### Dining Area/Sitting Room

33'4" x 12'11"

Spacious sitting room with featured media wall and electric fireplace, TV connection point, window to the front aspect.

Display shelving with LED lighting, built-in drinks fridge and additional island seating area. Window and bi-folding doors out to the rear aspect.

### Kitchen/Breakfast Room

Modern kitchen fitted with a variety of matching eye and base level storage units and granite working surfaces over, tiled splash back areas, undermounted stainless steel sink with mixer tap over, large kitchen island providing seating for up to 6 people. Built-in kitchen appliances to include two Samsung ovens and a Samsung four-ring induction hob with hood over, two integrated dishwashers, space for an American fridge freezer.

### Utility

With working surfaces and storage, undermounted stainless steel sink with mixer tap over, space for a washing machine and tumble dryer. Side external door.

### Pantry

With shelving.

### WC

9'8" x 6'6"

Concealed WC, hand basin with vanity cupboard under, part tiled walls and obscured window to the side aspect.

### Study

9'8" x 9'8"

With fitted storage units and window to the front aspect.

### First Floor Landing

With access to large storage cupbored, window to the front aspect.

### Master Bedroom

16'5" x 12'10"

Substantial sized bedroom with ample fitted storage cupboards, TV connection point, radiators, access to loft space and door through to the:

### Dressing Room

With built-in drawers and railings. Door though to the:

### Ensuite

7'8" x 5'2"

Three piece bathroom suite comprising a concealed WC, hand basin with vanity drawer under, walk-in shower cubicle with with Mira digital shower controls, marbled tiled walls and flooring, heated towel rail, obscured window to the side aspect.

### Bedroom 2

12'11" x 11'10"

Double bedroom with built-in storage, radiator and window to the front aspect.

### Bedroom 3

13'2" x 10'1"

Double bedroom with built-in storage, radiator and window to the rear aspect.

### Bedroom 4

11'10" x 9'8"

With radiator and window to the front aspect.

### Bathroom

9'8" x 6'10"

Luxury fitted bathroom suite comprising a concealed WC, floating hand basin, free-standing bath Mira digital bath filler, marble tiled walls and flooring, wall mounted LED mirror and obscured window to the side aspect.

### Outside - Front

Enclosed by bricked wall resin driveway with ample off-road parking, boarders containing shrubs, outdoor lighting and side pedestrian gate.

### Outside - Rear

Beautifully landscaped garden mostly laid to artificial lawn with laid resin patio seating area, variety of thriving shrubs, outdoor lighting and door though to the:

### Outbuilding

18'0" x 11'5"

With underfloor heating, light and power connected

### Property Information:

Maintenance fee - N/A

EPC - B

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Foot - 2200 sq. ft

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - TBC

Broadband Type – Superfast available, 155Mbps download, 20Mbps upload

Mobile Signal/Coverage – Ofcom suggest likely/limited

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



- **Detached Family Home**
- **Finished To A High Standard**
- **Open Plan Kitchen/Living Room**
- **Four Bedrooms (Ensuite & Dressing Room to Master)**
- **Useful Utility & Pantry**
- **Landscaped Gardens**
- **Ample Off-Road Parking**
- **Great Location**















