



Lime Close, Burwell CB25 0JR

Asking Price £795,000

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A substantial detached family home standing at the end of a quiet cul-de-sac and located in the heart of this well served and highly regarded village.

This impressive property offers accommodation extending to over 2852sq ft (see floorplan) and boasts superb space throughout.

Recently improved and updated by the current owners, this fabulous family home boasts spacious entrance hall, living room, dining room, family room, refitted kitchen/breakfast room, utility room, cloakroom, FIVE DOUBLE bedrooms (two en suites) and a family bathroom.

Externally the property offers landscaped garden offering a good degree of privacy and double garage.

Rarely available – viewing highly recommended.

Entrance Hall

Well present entrance hall with attractive half glazed door with windows either side. Doors leading to kitchen, dining room, living room, snug and cloakroom. Built-in storage cupboards. Stairs leading to first floor. Laid oak laminate flooring. Radiator.

Kitchen 17'7" x 14'0" (5.38m x 4.29m)

Contemporary kitchen with a range of matching cupboards with composite worktop over and matching island incorporating seating area. Inset 1 1/3 bowl sink with mixer tap over. Integrated ovens. Inset electric hob to the island. Integrated dishwasher. Space for American fridge/freezer. Herringbone wood effect flooring. Radiator. Dual windows overlooking rear garden. Doors to utility room, dining room and entrance hall.

Utility Room 6'11" x 6'10" (2.11m x 2.09m)

Built-in cupboards with work top over. Sink with mixer tap over. Laid oak laminate flooring. Radiator. Doors to kitchen and rear garden.

Dining Room 14'0" x 10'0" (4.29m x 3.06m)

Generous dining room with laid oak laminate flooring. Radiator. French doors leading to rear garden. Doors to kitchen and entrance hall.

Living Room 21'5" x 16'2" (6.54m x 4.93m)

Beautifully presented, spacious living room with a feature exposed brick fireplace. Laid oak laminate flooring. Radiator. Windows overlooking the front and rear aspect. French doors to rear garden. Glazed double doors to entrance hall.

Family Room 17'10" x 12'3" (5.46m x 3.75m)

Spacious family room with laid oak laminate flooring. Radiator. Windows overlooking both the rear and front aspects. Door to entrance hall.

Bathroom

Downstairs bathroom with white suite comprising low level W.C., hand basin and enclosed shower cubicle. Tiled flooring. Radiator. Obscured window

Landing

Spacious landing with doors leading to all bedrooms and bathroom. Storage cupboards. Loft hatch. Radiator. Window overlooking front aspect. Stairs to ground floor.

Bedroom 1 16'10" x 14'8" (5.15m x 4.49m)

Spacious and light double bedroom with dual windows overlooking front aspect. Radiator. Door leading to en suite. Opening to dressing area.

Dressing area 12'8" x 7'11" (3.88m x 2.43m)

Range of built-in wardrobes with opening to bedroom 1. Door to landing.

En Suite

Modern en suite with white suite comprising low level W.C., two pedestal basins, bidet, panelled bath with mixer tap and shower attachment and shower cubicle with wall mounted shower. Attractively tiled to all wet areas. Tiled flooring. Radiator. Obscured window. Door to bedroom 1.

Bedroom 2 15'4" x 10'11" (4.69m x 3.34m)

Spacious double bedroom with range of built-in wardrobes. Window overlooking rear garden. Radiator. Doors to en suite and landing.

En Suite

Modern white suite comprising low level W.C., bidet, pedestal hand basin and large walk-in shower cubicle with wall mounted shower. Tiled throughout wet areas. Tiled flooring. Radiator. Door to bedroom 2.

Bedroom 3 14'7" x 10'11" (4.45m x 3.34m)

Spacious double room with window overlooking side aspect. Laid oak laminate flooring. Radiator. Door to landing.

Bedroom 4 10'11" x 10'9" (3.34m x 3.30m)

Generous double room with window overlooking rear garden. Laid oak laminate flooring. Radiator. Door to landing.

Bedroom 5 / Office 13'4" x 10'3" (4.07m x 3.14m)

Versatile room, currently used as a spacious double bedroom with window overlooking front aspect. Oak laminate laid flooring. Radiator. Door to landing.

Bathroom

Modern bathroom with white suite comprising low level W.C., hand basin and panelled jacuzzi bath. Tiled to wet areas throughout. Tiled flooring. Radiator. Obscured window. Door to landing,

Outside - Front

Block paved driveway providing ample off road parking, leading to double garage. Paved pathway leading to half glazed door with storm porch. Lawned and shrub areas either side. Attractive boundary hedge to side of house. Side access gate to rear garden.

Outside - Rear

Well maintained, good family sized private rear garden with a variety of mature shrubs and plants. Paved areas to the rear and sides of the lawn and house. Raised beds for home growing vegetables. Side access gate to front.

Agents Notes:

Solar panels benefitting from a very high FIT (feed in tariff) rate that will last for another 6 years.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - tbc

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 233 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 53Mbps download, 8Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on certain networks

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

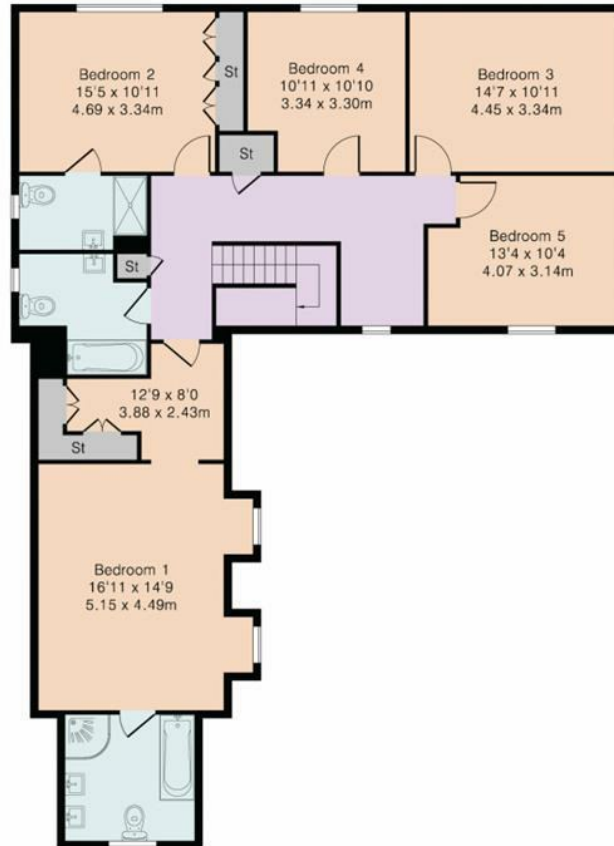
Approximate Gross Internal Area 2852 sq ft - 265 sq m

Ground Floor Area 1532 sq ft – 142 sq m

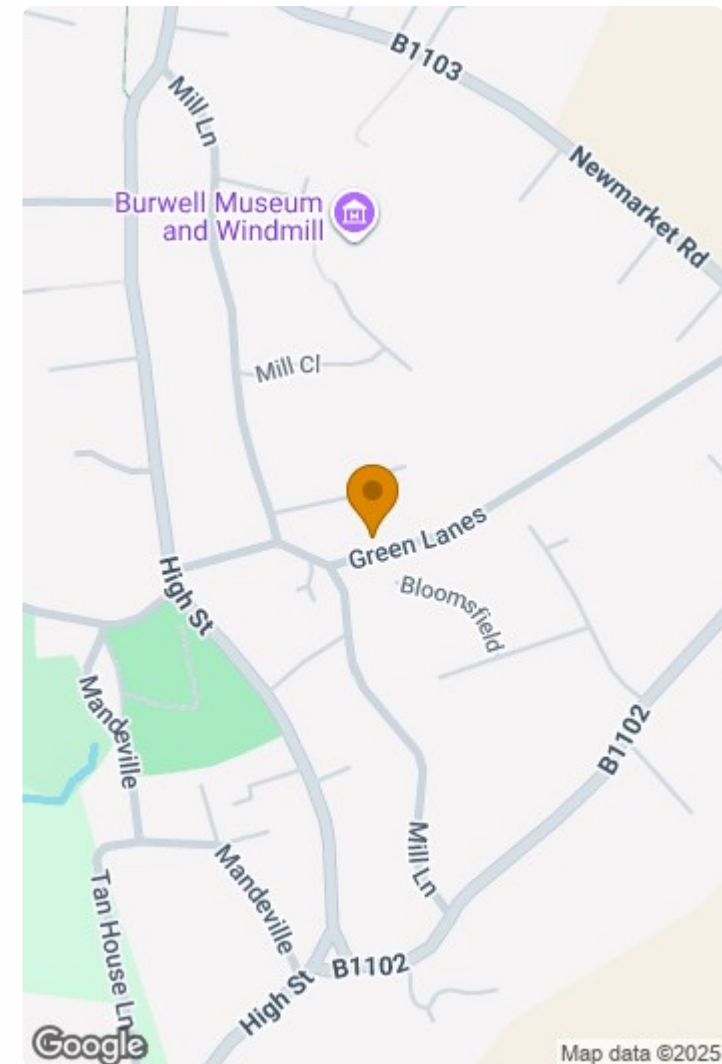
First Floor Area 1320 sq ft – 123 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-94% A			
81-91% B			
69-80% C			
55-68% D			
44-54% E			
34-43% F			
24-33% G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
93-94% A			
81-91% B			
69-80% C			
55-68% D			
44-54% E			
34-43% F			
24-33% G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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