



**Mandeville, Burwell
Cambridge, CB25 0AG
Offers Over £700,000**

MA
Morris Armitage

01638 560221

www.morrisarmitage.co.uk

Mandeville, Cambridge, CB25 0AG

LOCATION, LOCATION, LOCATION.

A stunning detached family home nestling within this highly regarded village and enjoying an outstanding setting with lovely views overlooking the local church.

This impressive property has been cleverly designed to offer appealing mix of rooms and boasts sizeable reception hall, living room, dining room, kitchen/breakfast room, utility room, cloakroom, four bedrooms (ensuite to master bedroom) and a family bathroom. Benefiting from gas fired heating, double glazing and underfloor heating through out the downstairs.

Externally the property offers a fully enclosed garden, extensive parking and detached oversized garage.

Viewing is highly recommended.

Accommodation Details:

Storm canopy and fully glazed front entrance door leading through to the;

Entrance Hall

Good sized entrance hall with laid wooden flooring, storage cupboard, oak staircase rising up to the first floor and double doors through to the:

Living Room

16'2" x 15'1"
Spacious living room with featured fireplace and bricked surrounding, TV connection point, laid wooden flooring, two sets of French doors leading out to the garden.

Kitchen/Breakfast Room

16'11" x 16'2"
Contemporary fitted kitchen with a wide range of matching oak storage units and granite working surfaces over and upstands, undermounted stainless steel sink with mixer tap over and integrated drainer. Built-in appliances to include a Siemens Double Oven & Microwave and Miele Steam Oven & Warming drawer, dishwasher and American style Samsung fridge. Kitchen island with 5 ring gas-burner hob and extractor hood above, fitted display cabinet. Tiled flooring, dual aspect windows to the front aspect, French doors out to the rear garden and door through to the:

Utility

7'7" x 5'9"
Space and plumbing for a washing machine and tumble dryer. External door out to the rear garden

Dining Room

12'0" x 10'5"
Laid wooden flooring and French doors out to the rear garden.

WC

Low level WC, hand basin, laid wooden flooring and obscured window to the side aspect.

First Floor Landing

With access to airing cupboard, radiator, dormer window to the side aspect.

Bedroom 1

16'3" x 15'7"
Double bedroom with large fitted sliding door wardrobes, radiator, Velux window, dormer window to the side aspect and door through to the:

Wet Room

Three piece suite comprising a concealed WC, hand basin, walk-in shower with glass screen, tiled walls and flooring, underfloor heating and obscured dormer window to the side aspect.

Bedroom 2

16'3" x 14'0"
Double bedroom with fitted storage cupboards, radiator, two Velux windows and dormer window to the front aspect.

Bedroom 3

12'0" x 10'5"
Double bedroom with fitted storage cupboards, radiator, Velux window and dormer window to the front aspect.

Bedroom 4

9'8" x 7'8"
With radiator and dormer window to the side aspect.

Family Bathroom

Luxury four piece bathroom suite comprising a concealed WC, hand basin, panelled bath with retractable hand held shower attachment, walk-in shower cubicle with glass door, tiled walls and flooring, heated towel rail and dormer window to the side aspect.

Outside - Rear

Well landscaped wrap-around garden. Raised wooden decked area, a variety of thriving shrubs and flowers, laid artificial grass, outdoor lighting and side pedestrian gate.

Garage

20'8" x 10'3"
With power and lighting. Side pedestrian door.

Outside - Front

Gravelled driveway with mature hedging adding a degree of privacy. Pathway and steps leading up to the front entrance door. Ample car parking spaces.

Property Information:

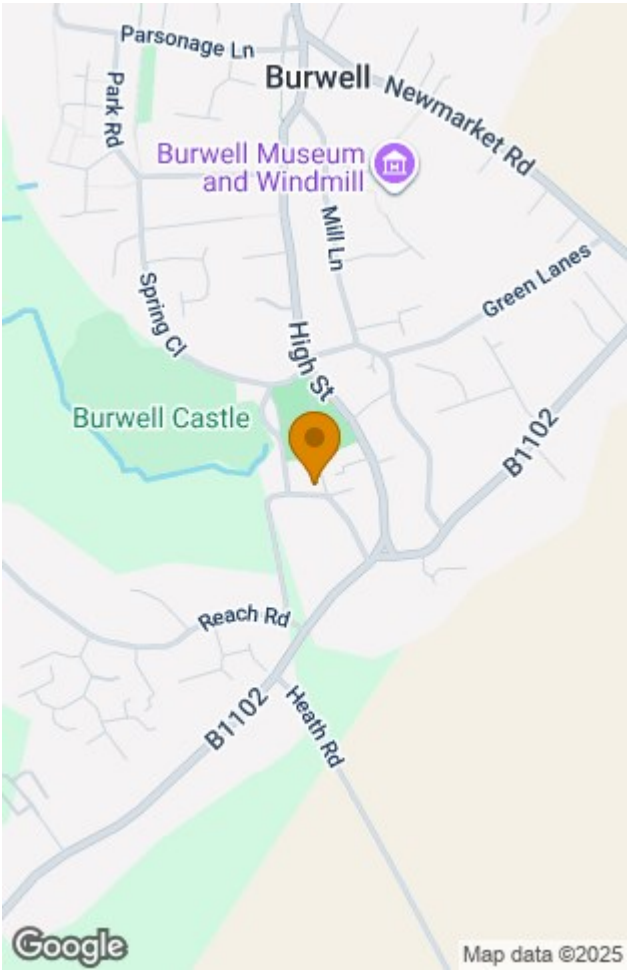
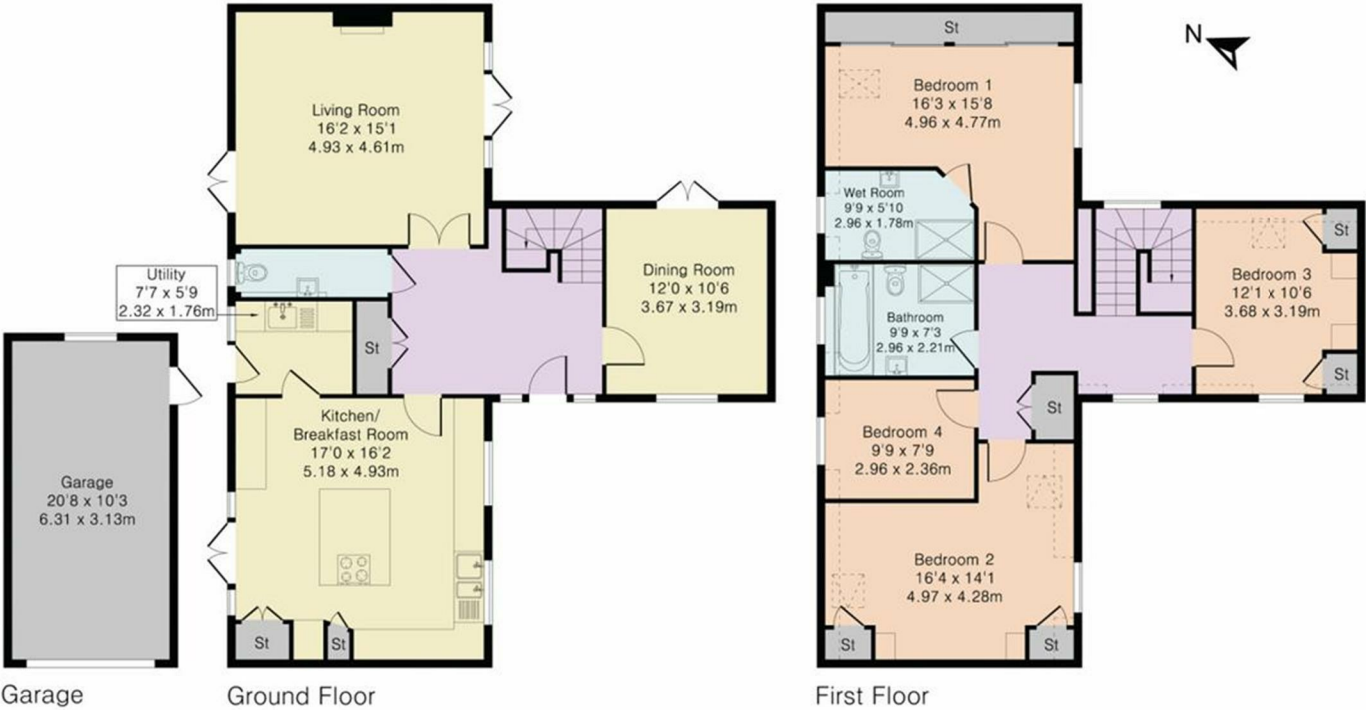
Maintenance fee - N/A
EPC - C
Tenure - Freehold
Council Tax Band - F (East Cambridgeshire)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 168 SQM
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Yes
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload
Mobile Signal/Coverage – Ofcom suggest 'likely&limited'
Rights of Way, Easements, Covenants – None that the vendor is aware of
Location - What 3 Words - champions.strutted.shells

Approximate Gross Internal Area 2017 sq ft - 188 sq m

Ground Floor Area 902 sq ft – 84 sq m

First Floor Area 902 sq ft – 84 sq m

Garage Area 213 sq ft – 20 sq m



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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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