

Hythe Lane, Burwell
Cambridge, CB25 0EH
Guide Price £375,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Hythe Lane, Cambridge, CB25 0EH

A charming detached period property occupying a convenient position in the heart of the popular village of Burwell, with the village's range of shops, amenities and everyday facilities all within easy reach.

The property has been comprehensively renovated by the current owners and is presented in excellent condition throughout, combining character features with a fresh and contemporary finish. The accommodation comprises a welcoming living room, separate dining room, two bedrooms and a well-appointed bathroom.

To the rear, the property benefits from a private enclosed garden, providing a pleasant outdoor space with plenty of room for relaxing and entertaining.

Offered for sale with the distinct advantage of no onward chain.

Entrance Way
Front door leading to:

Living Room
13'10" x 10'5"
Beam detailing to ceiling, spotlight lighting, chrome plug sockets. Window to front aspect.

Dining Room
12'5" x 10'6"
Beam detailing to ceiling, radiator, spotlight lighting, chrome plug sockets. Storage cupboard. Window to front aspect

Kitchen/Breakfast Room
26'10" x 7'11"
Beautifully designed and fitted with a range of matching eye and base level units with worktop over and a tiled splashback. Integrated into the kitchen a farmhouse style white sink and drainage board with a gold mixer tap. Other integrated appliances include: an oven and induction hob. There is space for other white goods.
Beam detailing to ceiling, with fixed track lighting. Sliding doors leading to rear garden. Windows to rear aspect.

Bedroom 1
12'5" x 10'6"
Carpeted room, spotlight lighting, chrome plug sockets. Window to front aspect.

Bedroom 2
14'1" x 10'7"
Carpeted room, spotlight lighting, chrome plug sockets. Window to front aspect.

Bathroom
Corner bath with gold tap and shower head fixtures, WC, handwash basin with gold mixer tap feature, and a gold ladder style heated towel rail. Window to rear aspect.

Outside Front
Bordered with flint chippings, pavement leads to front door. Access to rear via side gate.

Outside Rear
The rear of the property is well kept and consists of a patio which leads straight from rear of property, there is plenty for space for seating. A raised bed with newly planted shrubs and steps leads to the lawn area. At the rear of the garden there is a decked area and a shed.

Property Information
EPC - D
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 104 SQM
Parking –
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

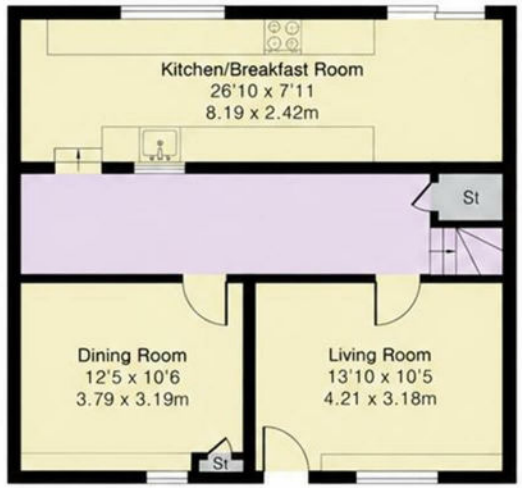
Location
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. 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 1119 sq ft - 104 sq m

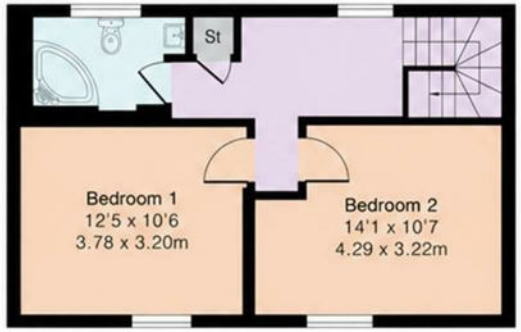
Ground Floor Area 675 sq ft – 63 sq m

First Floor Area 444 sq ft – 41 sq m

N



Ground Floor



First Floor

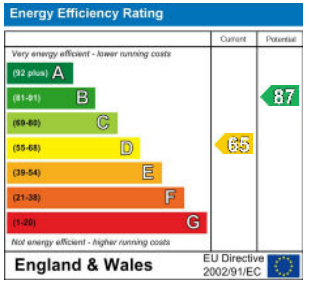
PINKPLAN

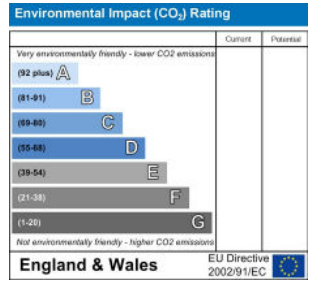
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

Morris Armitage

- **Sought After Village Location**
- **Close To Local Amenities**
- **Recently Renovated**
- **Beautifully Presented**
- **2 Reception Rooms**
- **2 Bedrooms**







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.







