

## Mandeville, Burwell CB25 0AG

## Offers In Excess Of £500,000

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# Mandeville, Burwell CB25 0AG

**A modern and detached family home standing within this superb village setting and located in the heart of this sought after and ever requested village.**

**3 Mandeville was built within a small and select courtyard setting of only three houses and offers a lovely and peaceful position close to all local amenities. The property offers accommodation to include entrance hall, living room, study, kitchen, dining room, cloakroom, four double bedrooms ( ensuite to master ) and a family bathroom.**

**Externally the property offers off road parking/carport, sizeable double garage and delightful partly walled rear garden offering a good degree of privacy.**

**No chain – viewing highly recommended.**

## Entrance Hall
Generous entrance hall with doors leading to the kitchen, living room, office and cloakroom. Radiator. Large double height window, with views over the rear aspect. Stairs leading to the first floor landing.

## Kitchen
10'2" x 12'5"
Modern fitted kitchen with a range of eye and base level cupboards with worktop over. Composite sink and drainer with mixer tap over. Integrated oven with electric hob and extractor above. Integrated dishwasher. Space for fridge/freezer. Attractively tiled splashbacks. Large window to the front aspect. Radiator. Archway opening to the dining room. Glazed door to the entrance hall. Half glazed door leading to the carport.

## Dining Area
9'2" x 12'5"
Spacious dining area with window to the rear aspect. Archway opening to the kitchen. Radiator.

## Living Room
19'8" x 11'1"
Spacious living room with sliding double doors to the rear garden. Window to the side aspect. Radiators. Glazed door to the entrance hall.

## Home Office
8'10" x 6'10"
Generous study with window to the front aspect. Radiator.

## Cloakroom
White suite comprising low level W.C. and pedestal hand basin. Radiator. Obscured window. Door to the entrance hall.

## Landing
Large double height window, with views over the rear aspect. Doors leading to all bedrooms and bathroom. Stairs leading to the entrance hall.

## Master Bedroom
11'1" x 12'5"
Spacious double bedroom with window to the rear aspect. Radiator. Doors to the en suite and landing.

## En Suite
8'2" x 6'6"
White suite comprising low level W.C., bidet, pedestal hand basin with taps over and generous walk-in shower. Built-in storage cupboard. Radiator. Obscured window. Door leading to Master bedroom.

## Bedroom 2
9'7" x 11'2"
Generous bedroom with window to the rear aspect. Radiator. Door leading to the landing.

## Bedroom 3
8'2" x 11'5"
Generous bedroom with window to the front aspect. Radiator. Door leading to the landing.

## Bedroom 4
9'8" x 11'2"
Generous bedroom with window to the front aspect. Radiator. Door leading to the landing.

## Bathroom
White suite comprising low level W.C., pedestal hand basin and panelled bath. Radiator. Obscured window. Door to the landing.

## Outside - Front
A variety of established shrub planting with access to the garage and car port parking. Access to the rear garden. Pathway leading to the front door with generous storm porch over. Door to the kitchen.

## Garage
19'8" x 19'7"
Double garage with up and over door. Pedestrian door leading to the car port.

## Outside - Rear
Pretty enclosed garden with attractive walled boundary. Mainly laid to lawn with established shrub and tree planting.

## PROPERTY INFORMATION
EPC - C
Tenure - Freehold
Council Tax Band - F (East Cambs)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 133 SQM
Parking – Driveway, Carport & Double Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 80Mbps download, 20Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

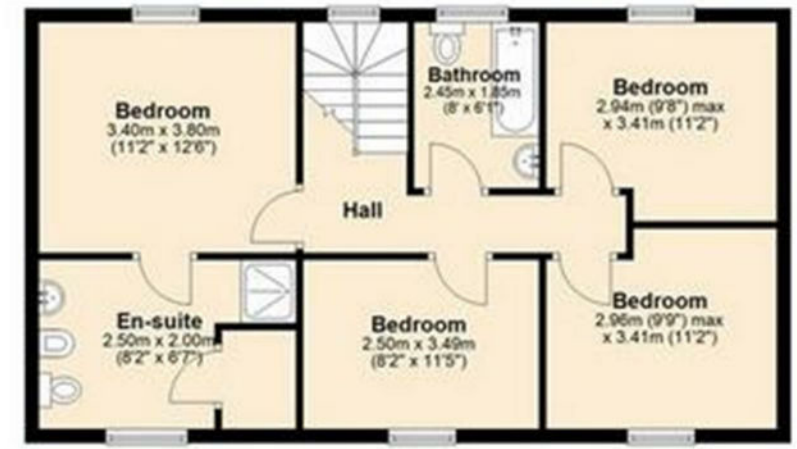
## Location
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre.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









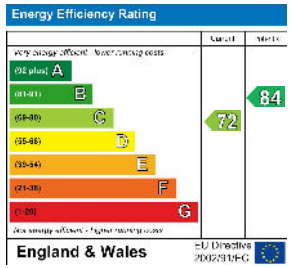



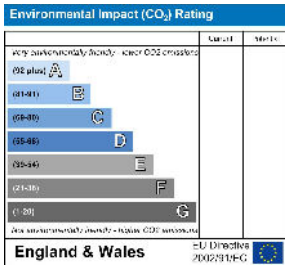

Total area: approx. 166.7 sq. metres (1794.6 sq. feet)

Whilst every attempt has been made to provide an accurate floorplan, All measurements are aproximate and we take no responsibility for error, omission or misrepresentation.This floorplan is for illustrative purposes only.
Plan produced using PlanUp.

- **Modern Detached House**
- **Spacious Accommodation Throughout**
- **Modern Kitchen**
- **Dining Room**
- **Spacious Living Room**
- **Master Bedroom with En Suite**
- **Three Further Bedrooms**
- **Attractive Garden**
- **Driveway, Carport & Double Garage**
- **NO 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.

















