

Hatley Drive, Burwell
Cambridge, CB25 0AY
Guide Price £585,000

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Hatley Drive, Cambridge, CB25 0AY

A stunning detached home that has been meticulously refurbished to an exceptional standard, with a fine attention to detail throughout creating a stylish and comfortable living environment for the modern family. Ideally positioned within a quiet cul-de-sac close to the centre of the popular village of Burwell, this impressive property really needs to be viewed to be fully appreciated.

The beautifully presented accommodation comprises a welcoming entrance hall, spacious living room with feature ambient lighting, impressive fitted kitchen/breakfast room, separate dining room, utility room and cloakroom. To the first floor there is a principal bedroom with en-suite shower room, three further bedrooms and a stylish family bathroom.

Outside, the property benefits from a generous driveway providing ample off-road parking and leading to a detached double garage. The enclosed rear garden offers a combination of lawn and entertaining space, providing an excellent setting for relaxing or socialising.

Viewing is strongly recommended to appreciate the quality, attention to detail and presentation this exceptional home has to offer.

Living Room
21'9" x 10'4"
Bricked fireplace with log-burner with french doors leading to rear garden.

Kitchen/Breakfast Room
19'1" x 11'0"
Fitted with a range of eye and base level units with worktop over, stainless steel sink with mixer tap over. Integrated fridge/freezer and wine fridge. Window to rear aspect and french doors leading to rear garden.

Utility
7'8" x 5'5"
Fitted with eye and base level units with worktop over, stainless steel sink with mixer tap over. Space for white goods and door leading to side aspect.

Family Room
11'1" x 10'3"
Windows to front aspect.

WC
Low level WC and pedestal sink basin.

Bedroom 1
15'7" x 10'2"
Built in storage, window to rear aspect.

Ensuite
Suite comprising of a shower cubicle, WC and a vanity sink unit with storage. Window to side aspect.

Bedroom 2
10'6" x 10'6"
Built in storage with window to rear aspect.

Bedroom 3
11'8" x 10'6"
Built in storage with window to front aspect.

Bathroom
Suite comprising of a panelled bath with shower attachment over, WC and a pedestal sink basin. Window to rear aspect.

Bedroom 4
10'3" x 10'1"
Built in storage with window to front aspect.

Garage
16'9" x 16'4"
Double garage with up and over doors.

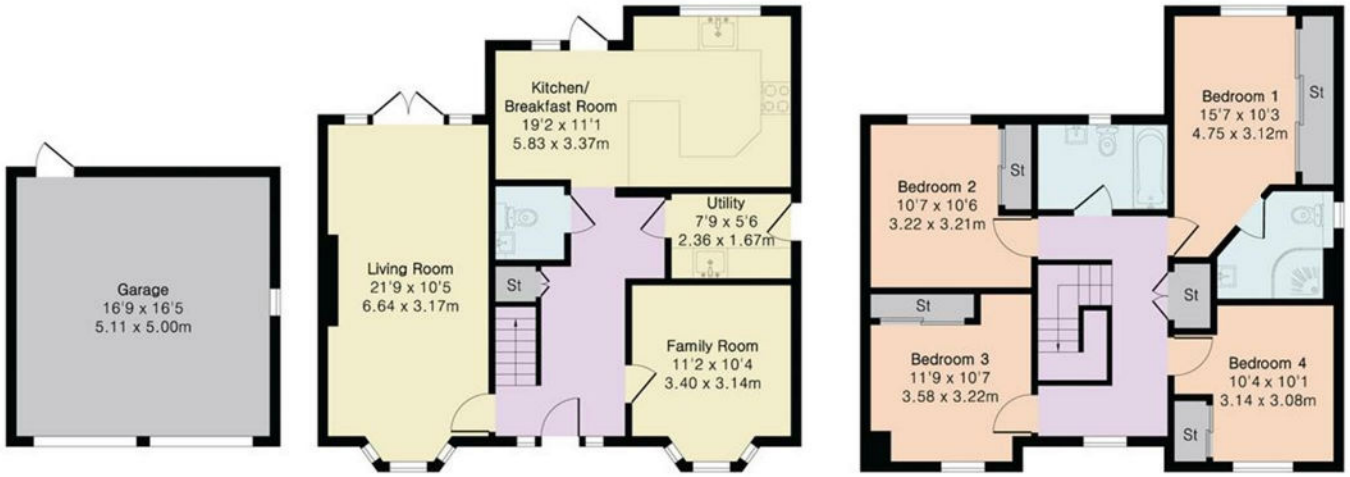
Outside Front
Large paved driveway leading to double garage providing parking for multiple cars, lawned area with paved pathway leading to front door.

Outside Rear
Fully enclosed rear garden mainly laid to lawn with a patioed area leading from french doors. Boarded with mature trees and shrubberies.

Property Details
EPC - D
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 Meters - 134 SQM
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

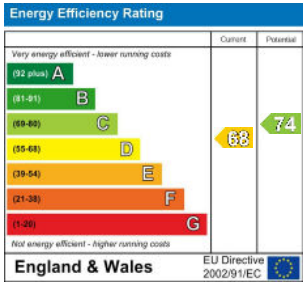
Location
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre.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

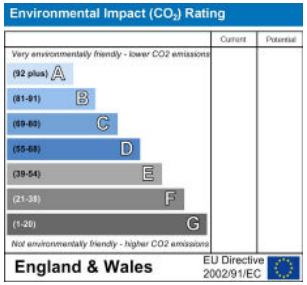
Approximate Gross Internal Area 1440 sq ft - 134 sq m
(Excluding Garage)
Ground Floor Area 732 sq ft – 68 sq m
First Floor Area 708 sq ft – 66 sq m
Garage Area 275 sq ft – 26 sq m



- **Beautiful Detached Home**
- **Spacious Accommodation**
- **4 Bedrooms/1 En-Suite**
- **Garage**
- **Ample Parking**
- **Fully Enclosed Garden**







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.

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