Copperfield Way, Burwell
Cambridge, Cambridgeshire CB25 0PA
£750,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Copperfield Way, Cambridge, Cambridgeshire CB25 0PA

An exceptional detached family home beautifully positioned at the end of a small and select development and located in the heart of this outstanding and popular village.

Thoughtfully enhanced by the current owner, this fabulous home has been redesigned to create an elegant and appealing open plan living space. The welcoming entrance hall leads to a generous living room, a dedicated study, refitted open-plan kitchen, breakfast and dining room to form the heart of the home, utility and cloakroom.

Five beautifully appointed bedrooms, two of which benefit from en-suite shower rooms, complemented by a stylish family bathroom.

Externally the property continues to impress with a detached double garage and enclosed gardens offering an excellent degree of privacy, creating an ideal setting for both outdoor entertaining and peaceful family living.

Entrance Hall
Stairs leading to second floor and doors leading to sitting room, dining room and kitchen. Window to front aspect.

Sitting room
23'10" x 14'1"
Full height windows to front aspect, window to side aspect. French doors to rear aspect.

Dining room
12'9" x 12'0"
French interior doors, window to rear aspect.

Kitchen/ Breakfast room
17'2" x 13'2"
Fitted with a range of eye and base level units with quartz worktop over. integrated double ovens, hob and wine fridge. Open-plan layout breakfast bar connecting to the dining area. Window to rear aspect.

Utility room
7'8" x 6'1"
Fitted with range of eye and base level units with worktop over, stainless steel sink with mixer tap with space for washing machine and dryer. Door leading to side aspect.

WC
Low level WC and pedestal sink basin.

Study
10'0" x 8'7"
Window to front aspect.

Bathroom
Suite comprising of a panelled bath, separate shower , pedestal sink and WC. Window to side aspect.

Bedroom 1
15'2" x 13'3"
Built in storage cupboards, window to rear aspect.

Ensuite
A modern ensuite shower room comprising a walk-in shower, concealed-cistern WC with an integrated basin, and a heated towel rail. Velux window to rear aspect.

Bedroom 2
10'8" x 10'5"
Window to rear aspect, door leading to ensuite.

Ensuite 2
White suite comprising a glazed shower cubicle, pedestal wash hand basin and low-level WC.

Bedroom 3
13'4" x 10'0"
Window to front aspect.

Bedroom 4
12'1" x 9'6"
Built in storage, window to rear aspect.

Bedroom 5
10'9" x 8'2"
Window to front aspect.

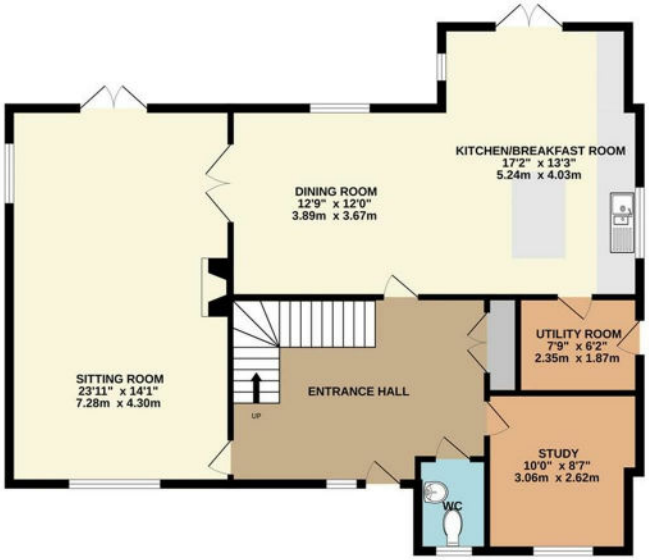
Outside Front
Predominantly laid to gravel, complemented by mature trees, established shrubs and well-stocked planting borders, Gravel driveway provides extensive off-road parking for several vehicles and leads to a detached double garage with an up-and-over door.

Outside Rear
Enclosed rear garden with French doors from the house open directly onto a patio terrace. The garden benefits from two separate decked areas with a hot tub, established trees and shrubberies with gated side access to the property.

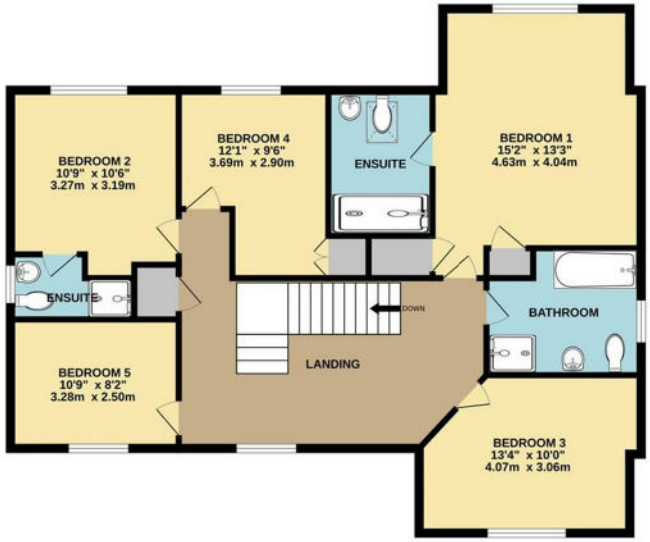
Property Details
EPC - C
Tenure - Freehold
Council Tax Band - F (East Cambs)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 196.6
Parking – large driveway and double garage
Electric Supply - Mains
Water Supply – Mains
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.

GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
1047 sq.ft. (97.2 sq.m.) approx.



TOTAL FLOOR AREA : 2116 sq.ft. (196.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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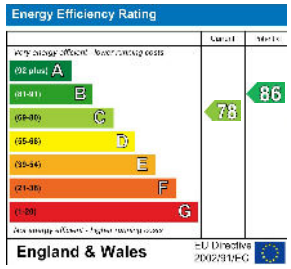
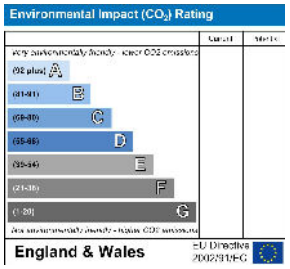
- **Desirable Location**
- **Open Plan Living**
- **5 Generous Bedrooms**
- **Ensuite Shower Rooms To Two Bedrooms**
- **Detached Double Garage**
- **Enclosed Garden**





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