



Isaacson Road, Burwell CB25 0AF

Guide Price £650,000

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Isaacson Road, Cambridge, CB25 0AF

A modern and detached family home standing within this sought after village and enjoying some beautiful gardens with protected woodland area.

Offering sizeable rooms throughout, this property boasts accommodation to include entrance hall, living room, dining room, refitted kitchen/breakfast room, study, conservatory, utility room, four good size bedrooms (ensuite to Master bedroom) and a family bathroom.

Externally the property offers extensive block driveway, integral garage, detached workshop, and a lovely well stocked rear garden including private, protected woodland adding a fabulous addition to this superb opportunity.

Entrance Hall

With doors leading to kitchen, family room, living room, shower room and cloakroom. Wood flooring. Radiator. Stairs leading to first floor.

Kitchen

13'6" x 11'9"

Modern Shaker style range of eye and base level cupboards with wooden worktop over. Ceramic 1 1/4 bowl sink and drainer with mixer tap over. Integrated fridge/freezer. Integrated eye level microwave. Space and connection for range style cooker with stainless steel extractor over. Space and plumbing for dishwasher. Island providing further storage and working area. Window to the rear aspect. Glazed door to inner lobby. Door to entrance hall.

Family Room

12'1" x 9'10"

Generous room with window to the rear aspect. Glazed door leading to rear garden. Radiator. Door to entrance hall.

Living Room

15'10" x 11'11"

Spacious living room with attractive wood burner stove with slate hearth. Window to the front aspect. Radiator. Door to entrance hall.

Inner Lobby

With doors leading to kitchen, dining room/conservatory, study and utility room.

Dining Room/Conservatory

15'1" x 13'6"

Spacious dining room/conservatory with French doors leading to rear garden. Attractively tiled flooring. Wood burner stove. Radiator. Door to inner lobby.

Study

12'9" x 7'5"

Well proportioned room with window to the front aspect. Tiled flooring. Radiator. Door to inner lobby.

Utility Room

8'9" x 4'6"

With wooden worktop area. Space and plumbing for washing machine and tumble dryer. Doors to inner lobby and garage.

Shower Room

Modern white suite comprising low level W.C., wall mounted hand basin with mixer tap over and generous walk-in shower. Attractively tiled throughout. Door to entrance hall.

Cloakroom

5'4" x 3'6"

Providing useful storage. Door to entrance hall.

Landing

Generous landing with wooden flooring. Doors to all bedrooms and bathroom. Airing cupboard. Loft access with pull down ladder, boarded with lighting. Attractive window to the side aspect. Stairs leading to ground floor.

Master Bedroom

15'10" x 11'11"

Spacious double bedroom with window to the front aspect. Built-in wardrobes. Radiator. Door to landing.

En Suite

Contemporary white suite comprising low level, concealed cistern, W.C., hand basin with mixer tap over and built-in cabinet under and generous walk-in shower. Attractively tiled. Door to Master bedroom.

Bedroom 2

11'11" x 9'10"

Generous bedroom with window to the rear aspect. Built-in storage cupboard. Radiator. Door to landing.

Bedroom 3

11'11" x 9'3"

Generous bedroom with window to the rear aspect. Built-in storage cupboard. Radiator. Door to landing.

Bedroom 4

11'9" x 7'4"

Well proportioned room with window to the front aspect. Radiator. Door to landing.

Bathroom

Modern bathroom with white suite comprising low level, concealed cistern, W.C., wall mounted handbasin with mixer tap over and panelled bath with wall mounted shower over. Ladder radiator. Built-in storage cabinets. Obscured window. Door to landing.

Garage

With up and over door. Boarded storage space above. Door to inner lobby.

Workshop

approx. 6'6" x 11'5"

Generous workshop with power and lighting offering a variety of uses. Wooden flooring. Window to side aspect. Door to rear garden.

Outside - Front

Generous block paved driveway leading to garage and front door with storm porch over. Lawned area with some mature shrub planting to the borders. Green house. Access gate to the rear garden.

Outside - Rear

Generous patio area with French doors leading to the conservatory and glazed door leading to family room. Steps to a lawned area with a huge variety of plants, mature shrub and tree planting. Pathway leading through archway to further garden area and pond with paved surround. Steps at the rear of the garden leading to a charming private, protected woodland area. Timber shed. Access gate to the front.

PROPERTY INFORMATION

EPC - C

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 - 138 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps 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 1870 sq ft - 174 sq m
(Including Garage)**

Ground Floor Area 1197 sq ft – 111 sq m

First Floor Area 673 sq ft – 63 sq m



- **Substantial Detached House**
- **Offering Spacious Accommodation Throughout**
- **Master Bedroom with En Suite**
- **Three Further Bedrooms**
- **Delightful Rear Garden**
- **Private Woodland Beyond Rear Garden**
- **Expansive Driveway & Garage**
- **Rarely Available**
- **Well Regarded Village Location**
- **Viewing Highly Recommended**



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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating				
	Current	Potential		Current	Potential	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A				(92 plus) A		
(81-91) B				(81-91) B		
(69-80) C				(69-80) C		
(55-68) D				(55-68) D		
(39-54) E				(39-54) E		
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

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