

Bewicks Mead, Burwell
Cambridge, CB25 0LW
Offers In Excess Of £400,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Bewicks Mead, Cambridge, CB25 0LW

An excellent opportunity to purchase this detached family home, offered for sale with no upward chain.

The well-proportioned accommodation comprises an entrance hall, cloakroom, kitchen, utility room, dining room, lounge, four bedrooms, including an en-suite principal bedroom, and a family bathroom.

Outside, the property benefits from gardens, a driveway providing off-road parking and a double garage.

Ideally situated close to the village centre, the property is well placed for commuters travelling to Cambridge or requiring convenient access to the A14.

Further benefits include gas-fired central heating.

Early viewing is highly recommended.

Dining Area
15'7" x 10'0"
With laid tiled flooring, staircase rising to the first floor, radiator, dual aspect windows to the side and double door opening through to the:

Living Room
16'9" x 10'4"
Good sized living room with featured fireplace, TV connection point, radiator, bay window to the rear aspect and sliding door out to the rear garden.

Kitchen
10'6" x 6'8"
Fitted with a range of matching eye and base level fitted storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, oven and 4 ring gas burner hob with extractor hood above, space for a fridge/freezer and dishwasher, tiled flooring, radiator, window to the front and side aspect, door through to the:

Utility
With space and plumbing for a washing machine and tumble dryer. Base and eye level storage cupboards. Inset stainless steek sink. Side external door.

WC
Low level WC and hand basin.

First Floor

Bedroom 1
11'1" x 9'6"
Double bedroom with walk-in wardrobe, radiator and windows to the side and front aspect. Door through to the:

Ensuite
Low level WC, hand basin, enclosed shower cubicle, radiator and window to the front aspect.

Bedroom 2
10'4" x 9'6"
Double bedroom with built in wardrobe, radiator and window to the rear aspect.

Bedroom 3
8'11" x 7'2"
With built-in wardrobe, radiator and window to the rear aspect.

Bedroom 4
8'11" x 7'2"
With built-in wardrobe, radiator and windows to the front and side aspect.

Bathroom
Three piece bathroom suite comprising a low level WC, hand basin, panelled bath with shower attachment, radiator and window to the front aspect.

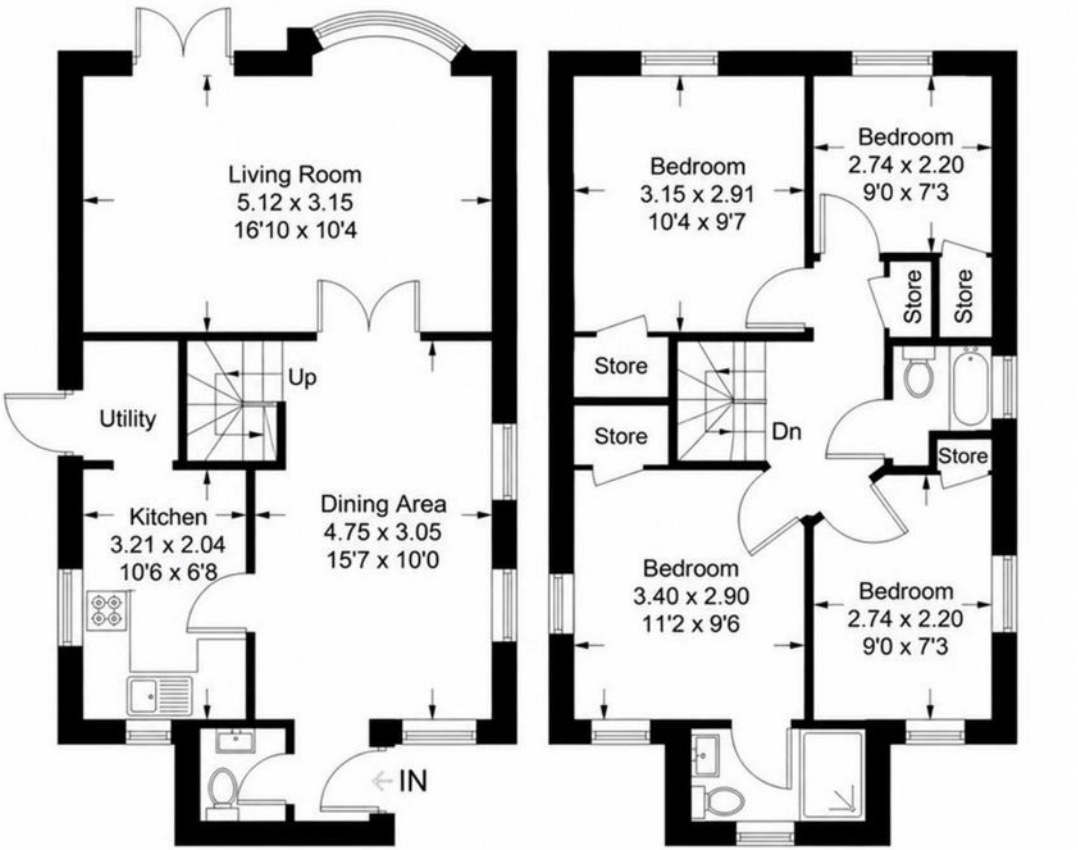
Outside - Rear
Enclosed rear garden with patio area and lawn area.

Outside - Front
Block paved driveway providing off-road parking as well as a garage. Side pedestrian gate through to the rear garden

Property Information:
EPC - C
Tenure - Freehold
Council Tax Band - D (East Cambridgeshire)
Property Type - Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 93 sqm
Parking – Garage & Off Road Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Superfast available, 98Mbps download, 20Mbps upload
Mobile Signal/Coverage – Ofcom advise 'good' on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

About Burwell:
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
Ground Floor = 45.7 sq m / 492 sq ft
First Floor = 43.0 sq m / 455 sq ft
Total = 88.7 sq m / 947 sq ft

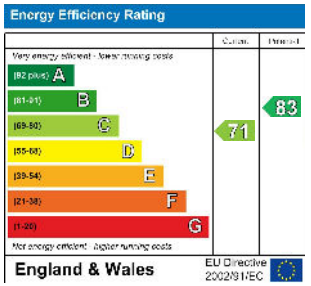


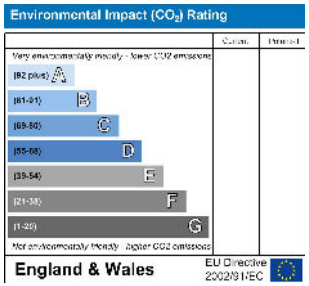
Ground Floor **First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code Measuring Practice and should be used such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by IT Home Inspectors and no guarantee as to their operating ability or their efficiency can be given. (ID1309200)

- **Ideally Situated Close To The Village Centre**
- **Detached Family Home**
- **Spacious Rooms Throughout**
- **Four Bedrooms**
- **Ensuite To Master Bedroom**
- **Enclosed Garden**
- **Off-Road Parking & 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.








Happy Place









