



Burghley Rise, Burwell CB25 0RS

Guide Price £495,000

MA
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A modern and detached family home set towards the end of a peaceful cul-de-sac and located in this highly regarded and ever requested East Cambridgeshire village.

Cleverly planned and offering sizeable rooms throughout, this property offers accommodation to include entrance hall, dining room, living room, re-fitted kitchen, conservatory, four generous size bedrooms (en-suite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a partly walled rear garden and integral garage.

Viewing recommended.

Entrance Porch

With glazed door leading to the dining room.

Dining Room

15'7" x 15'5"

Well presented with large bay window to the side aspect. Window to the front aspect. Glazed doors to the front porch, kitchen and the living room. Pedestrian door leading to the garage. Stairs leading to the first floor landing.

Kitchen

12'5" x 7'8"

A range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space and connection for range cooker with Hotpoint extractor above. Integrated fridge/freezer and washing machine. Tiled flooring. Window to the side aspect. Arched opening to the conservatory. Glazed door leading to the dining room. Door to the cloakroom.

Living Room

17'10" x 11'4"

Well presented, spacious living room with large bay window to the rear aspect. Air conditioning unit. Radiator. Window to the side aspect. Glazed door leading to the conservatory and dining room.

Conservatory

11'3" x 10'4"

With French doors leading to the rear garden. Door leading to the living room. Arched opening to the kitchen. Radiator. Tiled flooring.

Cloakroom

Contemporary white suite comprising low level, concealed cistern, W.C. and handbasin with mixer tap over and built-in storage cabinet under. Obscured window. Door leading to the kitchen.

Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the dining room.

Master Bedroom

12'10" x 10'9"

Spacious double bedroom with window to the rear aspect. Built-in wardrobes. Air conditioning unit. Radiator. Doors leading to the en suite and landing.

En Suite

Contemporary white suite comprising low level W.C., hand basin with mixer tap over and walk-in shower cubicle, attractively tiled. Tiled flooring. Window to the side aspect. Door to Master bedroom.

Bedroom 2

10'2" x 9'11"

Double bedroom with window to the rear aspect. Built-in wardrobes. Radiator. Door leading to the landing.

Bedroom 3

13'8" x 6'11"

Well proportioned bedroom with dual windows to the front aspect. Built-in storage cupboard. Radiator. Door leading to the landing.

Bedroom 4

9'11" x 7'3"

Well proportioned bedroom with window to the front aspect. Built-in storage cupboard. Radiator. Door leading to the landing.

Bathroom

Contemporary white suite comprising of low level, concealed cistern, W.C., hand basin with mixer tap over, panelled bath with mixer tap over and walk-in shower cubicle. Attractively tiled walls. LVT wood flooring. Ladder radiator. Obscured window. Door to the landing.

Garage

16'0" x 13'2"

With up and over door. Pedestrian door leading to the dining room.

Outside - Front

Block paved driveway leading to the garage and front porch. Attractive hedge to side boundary. Access gate to the rear.

Outside- Rear

Spacious family garden laid to lawn with attractively planted borders. Patio area to the rear with a pathway leading to French doors to the conservatory. Access gate to the front.

PROPERTY INFORMATION

EPC -

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type -

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters -

Parking –

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

New soffits and facias fitted June 2025

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

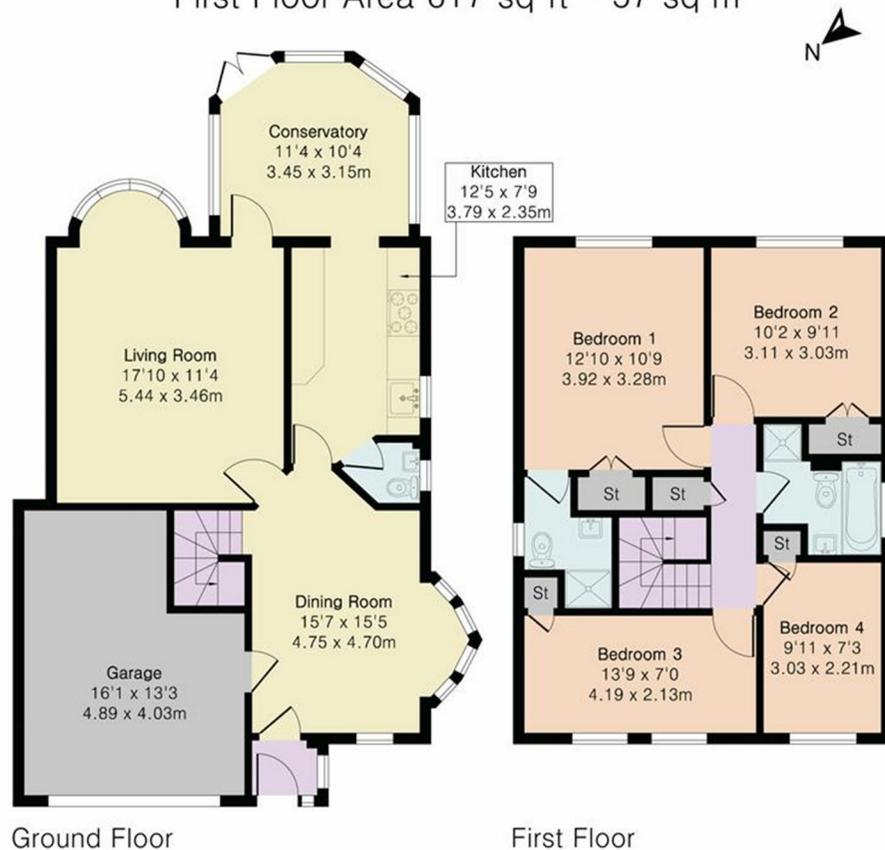
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village 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 1481 sq ft - 137 sq m
(Including Garage)**

Ground Floor Area 864 sq ft – 80 sq m

First Floor Area 617 sq ft – 57 sq m



- Detached House
- Well Presented Throughout
- Fitted Kitchen
- Spacious Living Room
- Dining Room
- Conservatory
- Master Bedroom with En Suite
- Three Further Bedrooms
- Enclosed Rear Garden
- Driveway & Garage



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

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

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