



**Newmarket Road, Burwell CB25 0AE**

**Guide Price £425,000**

**MA**  
Morris Armitage

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## Newmarket Road, Burwell CB25 0AE

Situated in a quiet cul-de-sac within the ever popular village of Burwell, this well presented 4 bedroom family home offers excellent accommodation including entrance hall, kitchen/breakfast room, living room, study and cloakroom to the ground floor and 4 bedrooms, ensuite shower room and family bathroom to the first floor.

Externally, the property is approached via a blockpaved driveway offering one parking space leading to the garage. To the rear there is a low maintenance, enclosed and private South facing garden.

Viewing is essential to appreciate.

### Accommodation Details:

Storm canopy over and fully glazed front entrance door through to the:

### Entrance Hall

Laid wooden style flooring, staircase rising to the first floor with storage under, radiator and door through to the:

### Kitchen/Breakfast Room

15'2" x 11'8"

Modern fitted kitchen with a range of matching eye and base level storage units and wooden working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven five-ring gas oven with extractor hood above, integrated fridge/freezer and integrated dishwasher. Laid wooden flooring, windows to the front aspect and French doors out to the rear garden.

### Living Room

17'0" x 11'9"

Spacious living room with TV connection point, radiator and French doors out to the rear garden.

### Dining Room

9'8" x 9'3"

With radiator and French doors out to the rear gardens.

### Study

8'9" x 7'9"

With radiators and window to the front aspect.

### WC

Low level WC, pedestal wash basin, radiator, window to the side aspect.

### First Floor Landing

With access to airing cupboard and window to the front aspect.

### Bedroom 1

9'3" x 11'9"

Double bedroom with radiator, window to the rear aspect and door through to the:

### Ensuite

Three piece bathroom suite comprising a low level WC, pedestal wash basin, enclosed shower cubicle, part tiled walls and window to the side aspect.

### Bedroom 2

10'6" x 11'9"

Double bedroom with radiator and window to the front aspect.

### Bedroom 3

7'6" x 11'10"

With radiator and window to the front aspect.

### Bedroom 4

7'4" x 9'10"

With radiator and window to the rear aspect.

### Bathroom

6'10" x 9'1"

Three piece suite comprising a low level WC, pedestal wash basin, panelled bath with hand held shower attachment, part tiled walls and obscured window to the rear aspect.

### Outside - Front

Bloc driveway leading up to the garage.

### Outside - Rear

Enclosed rear garden with paved patio area, laid artificial lawn, outdoor lighting, side access in to the garage and side pedestrian gate.

### Garage

16'2" x 10'11"

With metal up and over door. Power and lighting.

### Property Information:

Maintenance fee - n/a

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 - 119 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Superfast available, 56Mbps download, 9Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

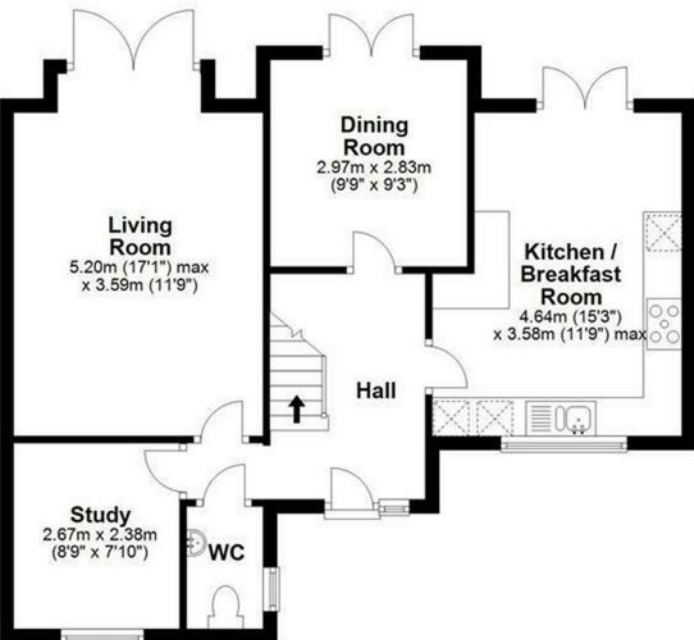
Rights of Way, Easements, Covenants -

None that the vendor is aware of



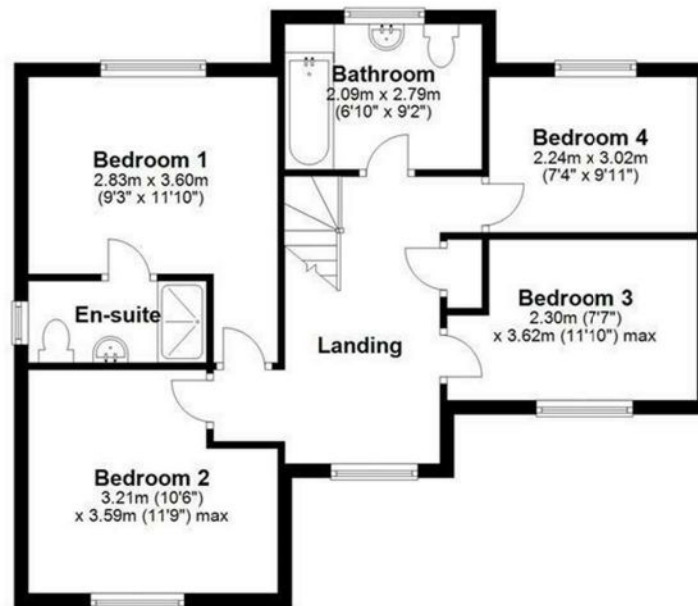
### Ground Floor

Approx. 60.1 sq. metres (646.8 sq. feet)



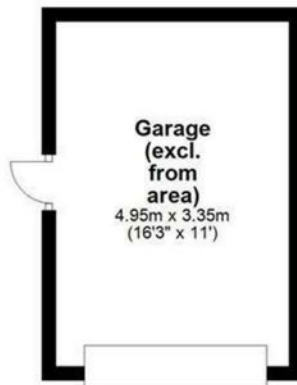
### First Floor

Approx. 59.0 sq. metres (635.2 sq. feet)



### Garage

Approx. 0.0 sq. metres (0.0 sq. feet)



Total area: approx. 119.1 sq. metres (1282.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Maximum	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Maximum
Very energy efficient - lowest running costs	(95 plus) <b>A</b>			Very low environmental impact - lowest CO <sub>2</sub> emissions	(95 plus) <b>A</b>		
(85-94)	<b>B</b>			(95-100)	<b>B</b>		
(65-84)	<b>C</b>			(85-94)	<b>C</b>		
(55-64)	<b>D</b>			(75-84)	<b>D</b>		
(45-54)	<b>E</b>			(65-74)	<b>E</b>		
(35-44)	<b>F</b>			(55-64)	<b>F</b>		
(1-34)	<b>G</b>			(45-54)	<b>G</b>		
Very energy inefficient - highest running costs				Very high environmental impact - highest CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Energy Efficiency Rating: 78 (Current), 87 (Maximum)

Environmental Impact (CO<sub>2</sub>) Rating: 78 (Current), 87 (Maximum)

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