



**Low Road, Burwell
Cambridge, CB25 0EJ
Asking Price £400,000**

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A remarkably improved and skilfully extended semi-detached family home superbly set within this highly regarded residential area and standing on a generous size plot.

Rather deceptive and boasting accommodation around 1300 square ft, this property offers generous size entrance hall, refitted kitchen/breakfast room with built in appliances, impressive living room/dining room, bedroom 4/study, three further good size bedrooms and a refitted bathroom.

Externally the property offers off road parking and a sizeable and fully enclosed rear garden.

Entrance Hallway

With doors leading to WC, living room, study/bedroom 4, kitchen/breakfast room and stairs rising to first floor.

WC

Suite comprising of low level WC, sink with vanity unit and heated towel rail.

Kitchen/Breakfast Room

18'9" x 15'3"
Recently refitted stylish kitchen with a range of matching eye and base level cupboards with working surfaces over, integrated sink with mixer tap and water softener. Integrated double oven, intergraded hob with extractor over. Integrated appliances including washing machine, dishwasher, fridge and freezer. Breakfast bar with room for seating. Large fitted cupboard containing boiler and additional storage. Window to front aspect. Door leading to side aspect.

Living Room

15'3" x 11'8"
Spacious living room with feature log burner and slate hearth, Clerestory window to side aspect, radiator and stepped opening through to:

Dining Room

15'7" x 11'8"
Radiator and sliding doors leading onto patio area.

Study/Bedroom 4

18'9" x 6'9"
With window to front aspect. Two radiators and fitted storage cupboards.

First Floor Landing

With door leading to all bedroom and bathroom. Velux window.

Bedroom 1

14'6" x 8'8"
Two windows to rear aspect. Radiator.

Bedroom 2

11'8" x 8'1"
Windows to side and rea aspects. Radiator

Bedroom 3

11'0" x 7'5"
Window to front aspect. Radiator.

Bathroom

Four piece bathroom suite comprising low level WC with concealed cistern, round counter top sink with mixer tap over sat upon a useful floating shelf. Free standing bath with mixer taps and shower head. Large shower cubicle with useful integrated shelf. Heated towel rail. Obscured window to front aspect.

Outside - Front

Gravelled driveway and gate leading to side aspect.

Outside - Rear

Fully enclosed spacious rear garden. Paved patio area with wooden flower beds and access to dining room. Lawned areas. Pathway leading to garden sheds and:

Outbuilding

11'5" x 8'2"
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.

Property Details

EPC - C
Tenure - Freehold
Council Tax Band - C (East Cambs)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 120 SQM
Parking – Driveway
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 good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of



**Approximate Gross Internal Area 1328 sq ft - 123 sq m
(Excluding Outbuilding)**

Ground Floor Area 830 sq ft – 77 sq m

First Floor Area 498 sq ft – 46 sq m

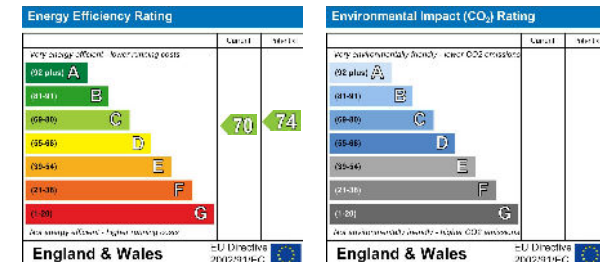
Outbuilding Area 94 sq ft – 9 sq m



- Improved And Extended
- Generous Size Rooms
- Refitted Kitchen
- Wood Burner
- Enclosed Rear Garden
- Off Road Parking



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.



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