

North Street, Burwell
Cambridge, CB25 0BA
£350,000

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A delightful detached period home set in the heart of the well served village of Burwell.

Offering plenty of charm and character, the accommodation comprises of a living room, large kitchen/diner, a study, garage, two generous bedrooms and two bathrooms.

Outside a small enclosed cottage garden with shrub borders creates a pleasant space to enjoy the south facing aspect.

Available with no upward chain.







Entrance Hall/Utility
Fitted with storage and doors leading to bedrom3/study and Kitchen/dining room.

Kitchen/Dining Room
Fitted with a range of eye and base level units with worktop over. Resin sink with mixer tap over, space for white goods. Windows to side aspects.

Living Room
Windows to rear aspect with stairs leading to first floor.

Bedroom 1
Built in storage with window to rear aspect.

Bedroom 2
Built in storage with window to front aspect.

Study/ Bedroom 3
Velux window with door leading to ensuite comprising of a shower cubicle, WC and pedestal sink unit.

Bathroom
Suite comprising of a panelled bath, WC and pedestal sink basin. Window to side aspect.

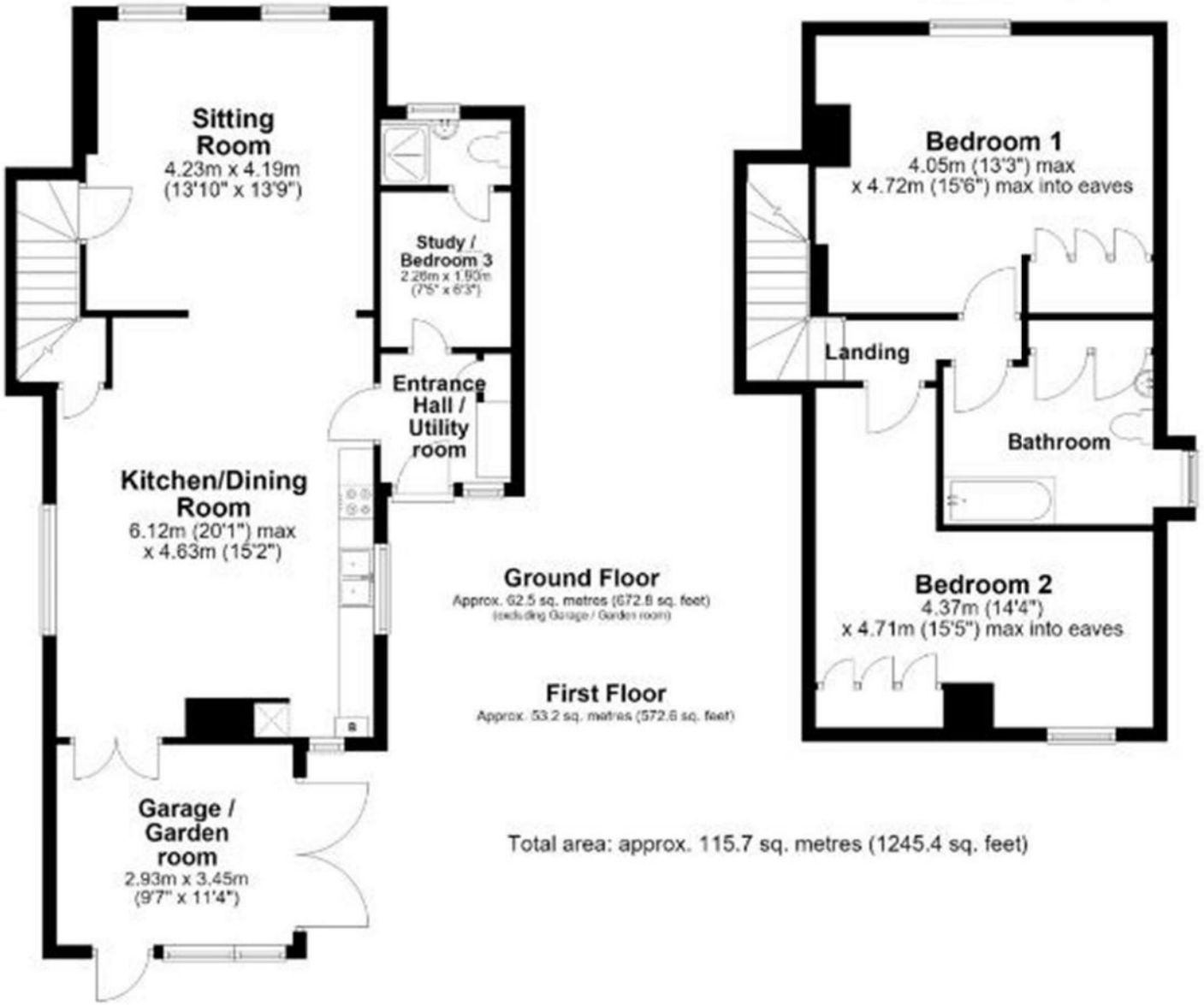
Garage/Garden Room
Attached garage/garden room with extensive glazing, providing useful additional storage and workshop space with direct access to the rear garden.

Outside Front
Enclosed front garden with established planting and low-level rendered walling, access to garage and rear garden.

Outside Rear
Fully enclosed garden boarded with mature shrubberies.

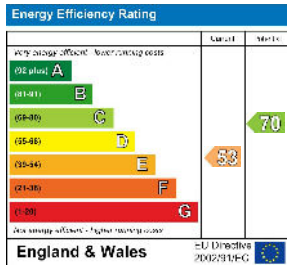
Property Details
EPC - E
Tenure - Freehold
Council Tax Band - D (East Cambs)
Property Type - Cottage
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 115.7 SQM
Parking – Garage/On-street
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - Active
Broadband Type – Superfast available 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

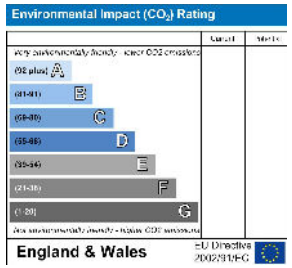
Location
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. 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.



- **Detached Period Home**
- **South Facing Fully Enclosed Garden**
- **Generous Bedrooms**
- **Garage**







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