



High Street, Burwell CB25 0HD

Guide Price £750,000

MA
Morris Armitage

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www.morrisarmitage.co.uk

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A rare opportunity to purchase an almost new detached bungalow nestling within the heart of this thriving and ever requested village.

The village of Burwell perfectly lies only 9 miles from the City of Cambridge and offers an appealing mix of amenities including restaurants, coffee shops and convenience stores. Burwell has an active social scene and life in the village always seems to be enjoyed.

This impressive property will offer some fabulous open plan living with attention to detail throughout. The property will boast accommodation to include spacious entrance hall, sitting room, kitchen/dining/family room, utility room, four good size bedrooms (ensuite to master) and two additional bathrooms.

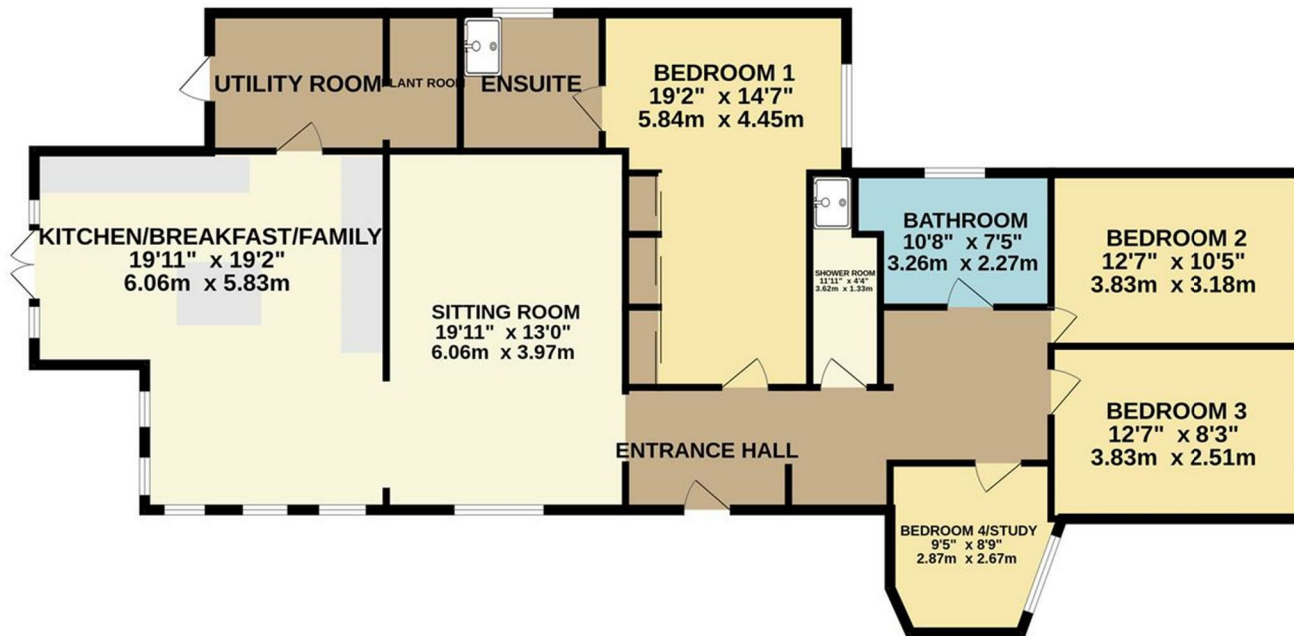
Externally, the property will offer a generous size wrap around garden with off road parking and a lovely south west aspect.

NB: Main image is CGI generated.

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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Detached Bungalow**
- **Offering Open Plan Living**
- **Spacious Entrance Hall**
- **Kitchen/Dining/Family Room**
- **Sitting Room**
- **Four Bedrooms (En Suite to Master)**
- **Two Further Bathrooms**
- **Generous Wrap Around South West Garden**
- **Highly Regarded Village Location**
- **Viewing Highly Recommended**

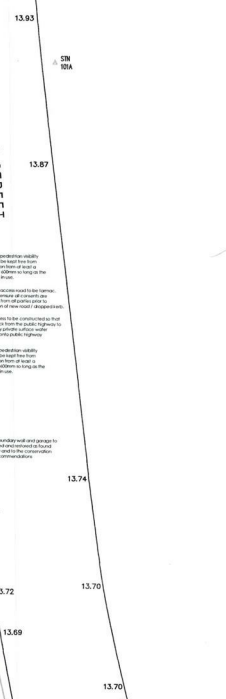
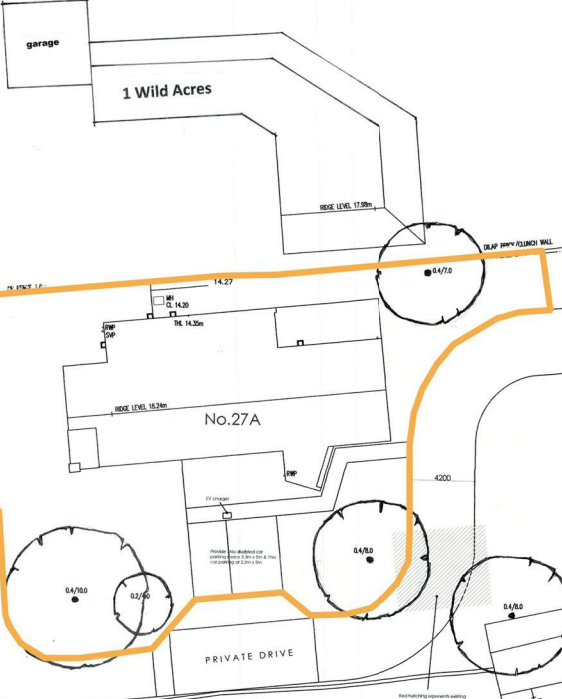
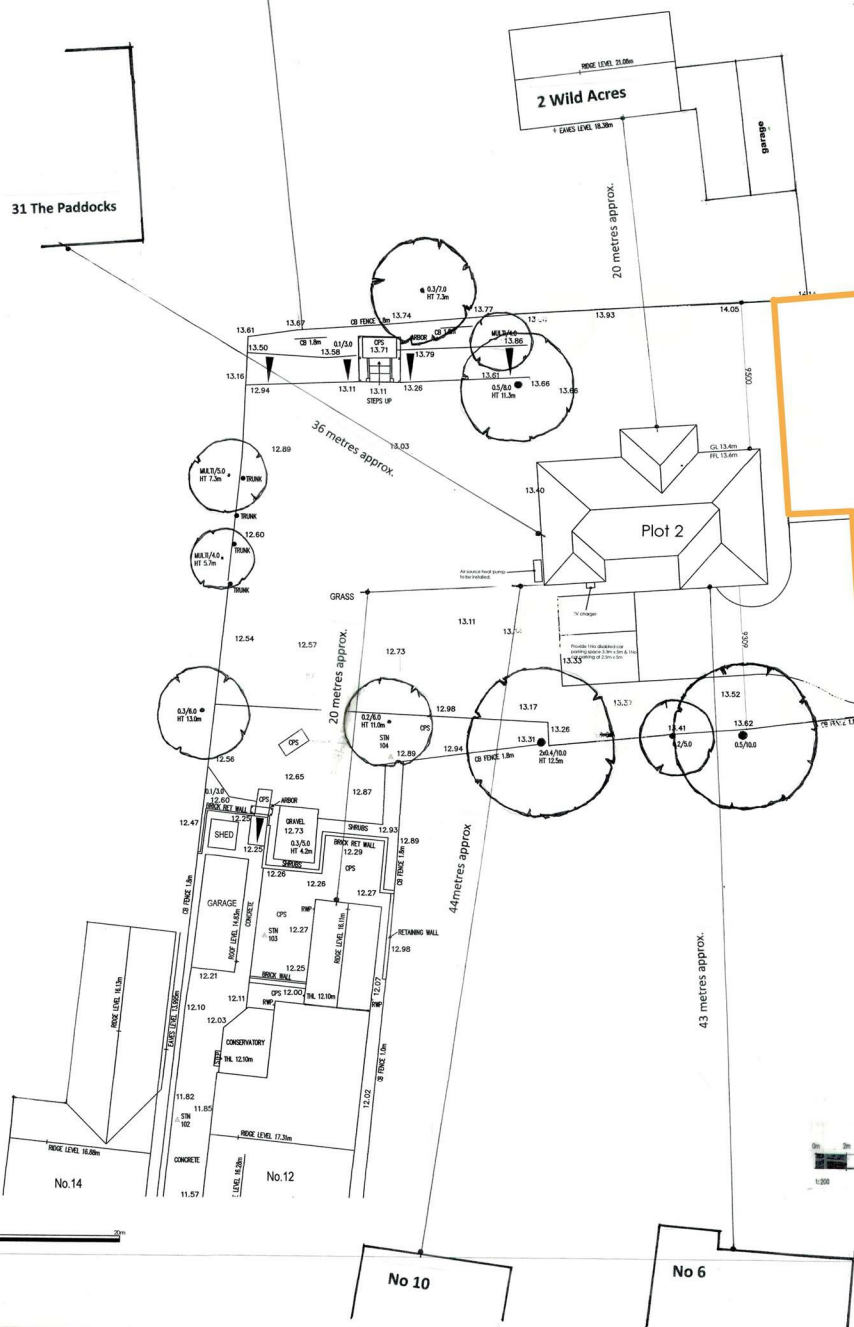


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	

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 from them. 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.

31 The Paddocks



KEY

- Existing trees
- Proposed trees

Project	Proposed residential development, High Street, Burwell, Cambridgeshire
Description	Proposed site plan
Client	Altham Ltd
Date	Sept 2023
The Clarke Smith	Architectural & Planning Consultants
Unit 1, Chuck A F	Royston Road, Wh
Cambridgeshire	Cambridgeshire, C
Tel: 01223- 830	
Drawing	P-1