



**74 Silver Street
Burwell, CB25 0EF
Offers In Excess Of £550,000**

MA
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A spacious, detached and well loved family home standing within this highly regarded residential area and located in this thriving and well served village.

Offering vast scope for improvement or extension (subject to planning).

Cleverly extended and offering sizeable ground floor rooms, this property boasts accommodation to include entrance hall, living room/dining room, family room, separate dining area/sitting room, refitted kitchen/breakfast room, utility room, WC, three/four bedrooms and family bathroom/shower room.

Externally the property offers extensive mature gardens, gravelled driveway providing parking for several vehicles, fully enclosed rear garden and useful garage / workshop.

No chain. Viewing is recommended to appreciate the potential offered.

Porch

Entrance Hall
With stairs rising to first floor. Door to living room and kitchen area.

Living Room
14'6" x 10'5"
With a recessed contemporary style flame effect gas fire. Window to front aspect and opening through to:

Dining Room
10'1" x 10'2"
With French doors leading to garden. Opening through to:

Kitchen Area
10'0" x 8'1"
Fitted with a range of matching base units with marble effect work tops. Recessed sink with mixer taps over. Integrated oven and grill with hob and extractor over. Integrated dishwasher. Window to rear aspect and opening through to:

Breakfast Room
12'0" x 10'0"
With pantry style cupboard housing floor to ceiling shelving. Window to rear aspect.

Utility Room
8'2" x 6'5"
Fitted with a range of eye and base level storage units with worktop surface over. Sink with mixer tap over. Tiled splashbacks. Space and plumbing for washing machine and dryer. Door leading to garden.

WC
With low level WC, hand basin and obscured window to rear aspect.

Family Room/Studio
16'0" x 13'8"
With window to front aspect.

Living Room
12'7" x 11'11"
With electric flame effect fire. Window to front aspect.

First Floor Landing
With door to all bedrooms, bathroom/shower room and loft access to a generous space with shelving and a drop down ladder.

Bedroom 1
13'6" x 10'5"
With built in cupboard and window to front aspect.

Bedroom 2
11'1" x 8'9"
With fitted wardrobes with sliding doors. Window to rear aspect.

Bedroom 3
9'5" x 8'5"
With fitted wardrobes. Window to front aspect and archway leading to:

Dressing Room / Bedroom 4
17'6" x 6'10"
With window to side aspect. Sloping ceilings and restricted headroom.

Bathroom/Shower Room
Fitted with a walk in shower, low level WC with tall inset cupboard above, hand basin with cupboard storage, bath area with whirlpool bath. Window to rear aspect and Velux window. Sloping ceilings with restricted headroom.

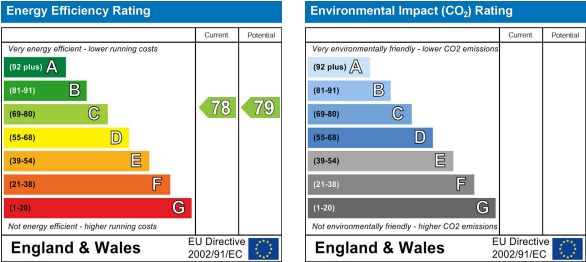
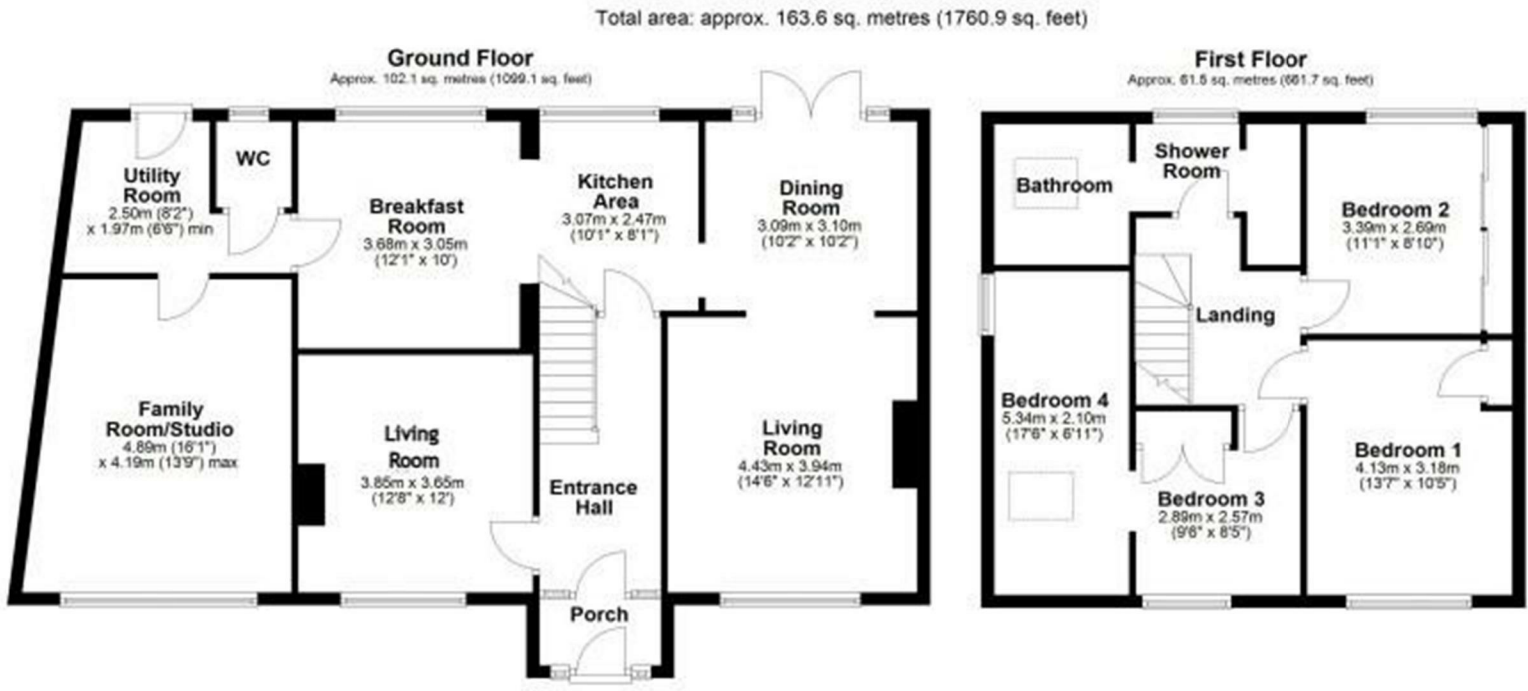
Outside Front
With a sweeping driveway and a large front garden. With lawn and established trees and shrub borders, a low level boundary wall and brick entrance pillars.

Outside Rear
Landscaped with a lawn and established shrub and flower borders, an area of timber decking and a paved patio to the rear and a shingled pathway. BRICK WORKSHOP 5.37m x 2.07m (17'7" x 6'9") with a doorway to the front and rear and a access to: GARAGE 5.37m x 2.54m (17'7" x 8'4") with a window to the side and an up and over door to the rear.

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 tranquility with convenient access to urban facilities.





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