



**Bloomsfield, Burwell CB25 0RA**

**Offers Over £600,000**

**MA**  
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# Bloomsfield, Cambridge, CB25 0RA

A spacious detached family home set in this highly regarded cul de sac close to the centre of Burwell.

The village is very popular with families and offers various shops, restaurants, schools and amenities whilst being commutable to Cambridge and Newmarket.

Accommodation includes a living room, dining room, conservatory, fitted kitchen and separate utility room, WC, four generous double bedrooms, ensuite and family bathroom.

Externally, the rear garden is private and fully enclosed. Its is well stocked and is mostly laid to lawn. The front is also laid to lawn with various shrubs and trees. There is a large driveway that provides off road parking and leads to the double garage.

The property is available with no upward chain and must be seen to be fully appreciated.

## Entrance Hall

With doors to the kitchen, dining room and cloak room. Half glazed double doors to the living room. Stairs leading to the first floor landing.

## Kitchen

20'3" x 8'7"  
Modern kitchen with a range of eye and base level cupboards with granite worktop over. Inset 1 1/3 bowl sink with mixer tap over. Integrated eye level double oven. Inset hob with stainless steel extractor over. Integrated fridge/freezer. Integrated wine cooler. Dual aspect windows. Tiled flooring. Doors leading to the entrance hall and utility room.

## Dining Room

11'3" x 9'10"  
Generous dining room with window to the rear aspect. Radiator. Attractive wood flooring. Opening to the living room. Door to the entrance hall.

## Living Room

22'10" x 11'6"  
Spacious living room with wood flooring. Inset, contemporary fireplace with wooden surround and mantel. Radiator. Openings to the conservatory and dining room. Glazed double doors to the entrance hall. Window to the front aspect.

## Conservatory

11'1" x 10'5"  
Spacious conservatory with French doors leading to the rear garden. Opening to the living room.

## Utility Room

7'2" x 5'1"  
With a range of eye and base level cupboards with counter worktop over. Space and plumbing for washing machine and tumble dryer. Doors leading to the kitchen, inner hallway and rear garden.

## Inner Hallway

With doors leading to the utility room and double garage.

## Cloakroom

Low level W.C. and handbasin. Obscured window. Door to entrance hall

## Landing

Generous landing with doors leading to all bedrooms and bathroom. Airing cupboard. Radiator. Window to the front aspect. Stairs leading to the entrance hall.

## Master Bedroom

12'1" x 11'7"  
Spacious bedroom with large window to the rear aspect. Built-in wardrobes. Radiator. Doors to the en suite and landing.

## En Suite

Modern en suite with low level, concealed cistern, W.C., hand basin and generous walk-in shower. Attractively tiled to wet areas. Tiled flooring. Door to the Master bedroom.

## Bedroom 2

14'8" x 8'1"  
Spacious bedroom with dual windows to the front aspect. Built-in wardrobes. Radiator. Door to the landing.

## Bedroom 3

11'7" x 11'6"  
Spacious bedroom with window to the rear aspect. Built-in wardrobes. Radiator. Door to the landing.

## Bedroom 4

15'9" x 15'3"  
Spacious bedroom with dual window aspect windows. Built-in wardrobe. Radiator. Door to the landing.

## Bathroom

Modern white suite comprising, low level, concealed cistern, W.C., hand basin, panelled bath with mixer tap and wall mounted shower over. Attractively tiled to wet areas. A range of built-in storage with a counter worktop. LVT wood flooring. Alcove space with velux window. Door to the landing.

## Double Garage

18'2" x 15'9"  
With double up and over doors leading to the driveway. Pedestrian door leading to the inner hallway.

## Outside - Front

Lawned area with block paved pathway leading to the front porch. Hardstanding driveway leading to the double garage, providing ample off road parking. Attractive shrub planted beds.

## Outside - Rear

Charming garden, mainly laid to lawn with patio area to the rear of the house

with French doors leading to the conservatory and door leading to the utility room. Charming clunch wall to the rear boundary with planted border beds, containing a huge variety of established shrub and small tree planting. Timber shed.

## PROPERTY INFORMATION

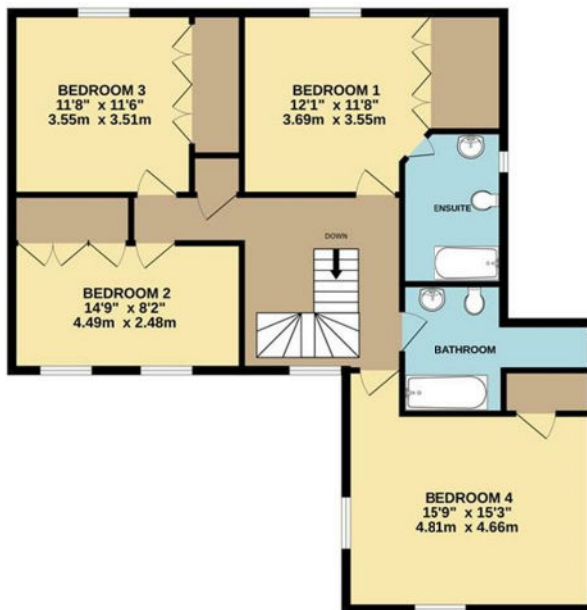
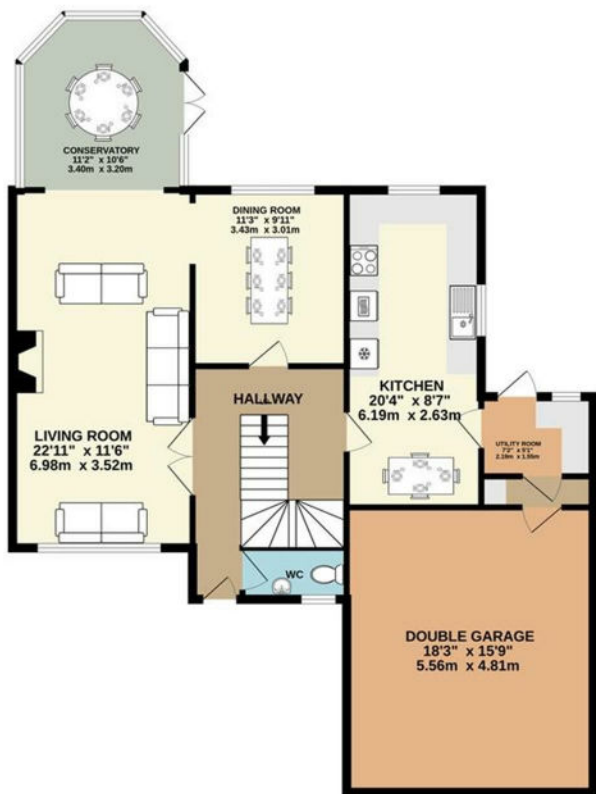
EPC - C  
Tenure - Freehold  
Council Tax Band - F (East Cambs)  
Property Type - Detached House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 161 SQM  
Parking – Driveway & Double Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - tbc  
Broadband Type – Superfast available, 37Mbps download, 6 Mbps 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.

GROUND FLOOR  
1138 sq.ft. (105.7 sq.m.) approx.

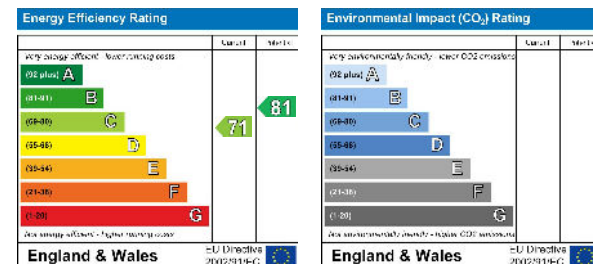
1ST FLOOR  
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA: 2118 sq.ft. (196.8 sq.m.) approx.

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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- Substantial Detached House
- Modern Fitted Kitchen
- Two Reception Rooms
- Conservatory
- Master Bedroom with En Suite
- Three Further Generous Bedrooms
- Delightful Rear Garden
- Driveway & Double Garage
- Highly Regarded Village Location
- Viewing Highly Recommended



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.



