



**42 Hawthorn Way**  
**Burwell, CB25 0DQ**  
**Guide Price £375,000**



## 42 Hawthorn Way, Cambridge, CB25 0DQ

A superb semi-detached family home standing within some generous size gardens and boasting substantial studio/outbuilding to rear.

Hugely improved and enhanced by the current owners, this property boasts accommodation to include living room, kitchen/breakfast room, bathroom, sizeable utility room, three good size bedrooms and a first floor WC.

Extensive gravel driveway providing ample parking and a lovely good size fully enclosed rear garden with patio area.

### Entrance Hallway

With doors leading to bathroom, utility room and inner hallway.

### Bathroom

White suite comprising low level WC concealed cistern, sink with vanity unit, corner bath with shower over. Obscured window to front aspect. Radiator.

### Utility Room 10'9" x 9'10" (3.3 x 3)

Modern utility room with a great range of eye and base level storage cupboards with work top over. Space and plumbing for washing machine, space for dryer and space for large fridge freezer. Velux window. Door to rear garden.

### Internal Hallway

With doors leading to kitchen/breakfast room, living room and storage cupboard. Stairs rising to first floor.

### Kitchen/Breakfast Room 12'1" x 9'6" (3.7 x 2.9)

Modern kitchen with a range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated over and microwave. Integrated eclectic hob with extractor over. Breakfast Bar with space for stools under. Tiled splashbacks. Window to rear aspect.

### Living Room 15'5" x 9'10" (4.7 x 3)

Spacious living room with feature brick built fire place with wood burner,

alcoves for storage, shelving and wooden beam mantle. Window to front aspect. Doors leading to rear garden. Radiator.

### First Floor Landing

Doors leading to all bedrooms and WC.

### Bedroom 1 15'5" x 9'10" (4.7 x 3)

Built in wardrobe. Window to front and rear aspects. Radiator.

### Bedroom 2 9'10" x 9'6" (3 x 2.9)

Window to rear aspect. Radiator.

### Bedroom 3 11'5" x 9'6" (3.5 x 2.9)

Windows to front and rear aspects. Radiator.

### WC

Low level WC

### Outside - Front

Extensive gravel driveway providing ample parking with side gate leading to rear garden.

### Outside - Rear

Fully enclosed rear garden mainly laid to lawn. Large patio with undercover eating/cooking area. Door leading utility room and sliding doors to living room.

### Studio 14'1" x 9'6" (4.3 x 2.9)

Recently constructed light and airy studio with large window and sliding doors. Separate storage area.

### 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 - D

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 - 87 SQM

Parking – Large Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

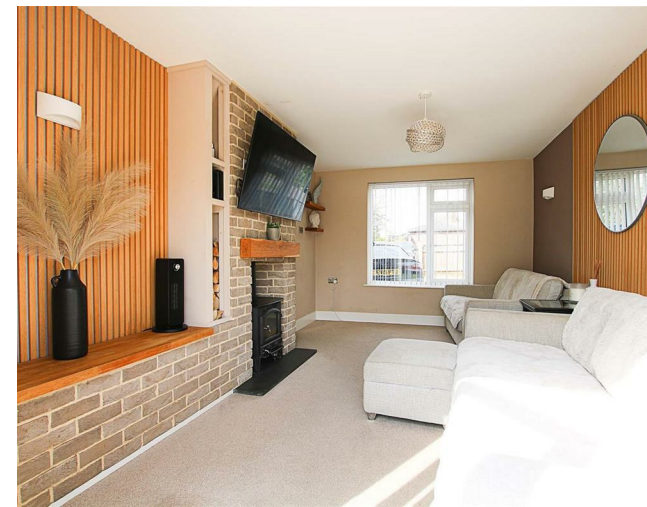
Broadband Type – Ultrafast available,

1000Mbps download, 100Mbps upload

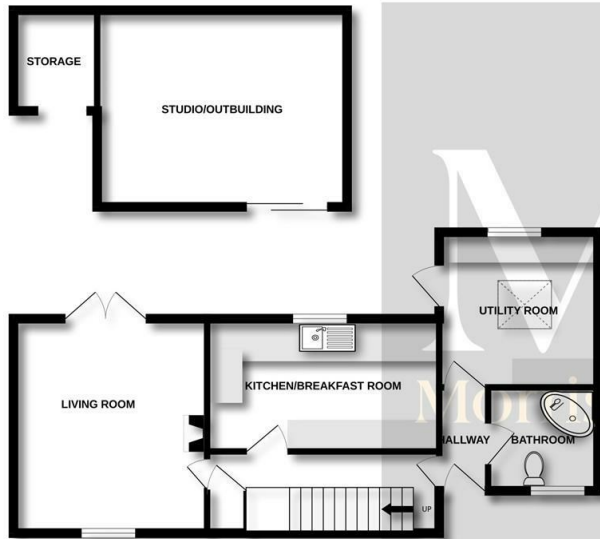
Mobile Signal/Coverage – Ofcom advise good on all networks

Rights of Way, Easements, Covenants –

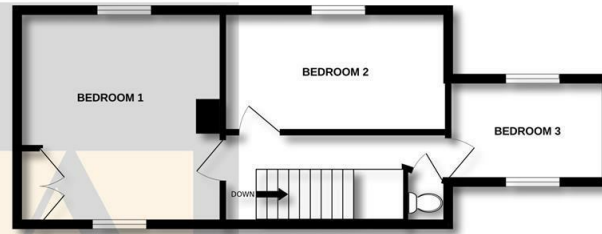
None that the vendor is aware of



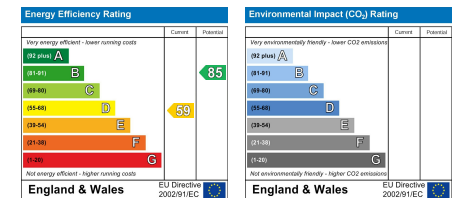
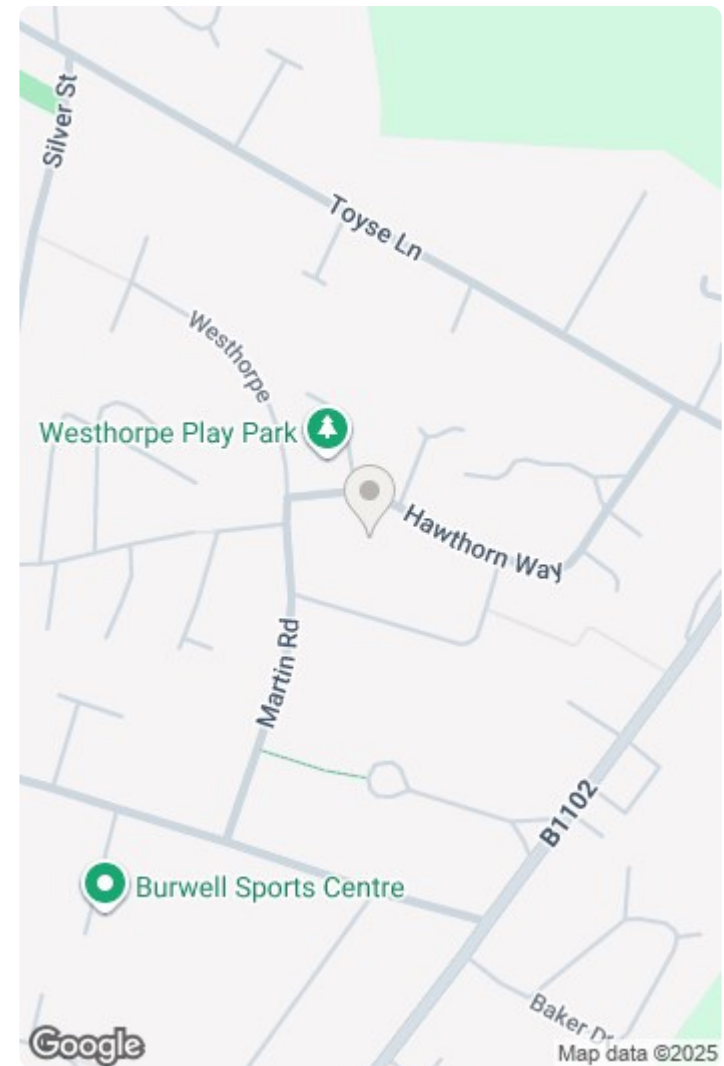
GROUND FLOOR



1ST 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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