Low Road, Burwell, CB25 0EJ

CHEFFINS

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Low Road

Burwell,
CB25 0EJ

4 2 3

Guide Price £650,000

- Detached Family Home
- 4 Bedrooms - 1 Ensuite
- Over 2,300 sq ft of Spacious Accommodation
- Tucked Away Position
- Front, Side & Rear Gardens
- Double Garage & Carport
- NO CHAIN

An individual 4 bedroom detached home, offered for sale with NO CHAIN, occupying a secluded tucked away position in the highly sought after village of Burwell. Extending to over 2,300 sq ft of accommodation, the property features a spacious living room, a generous kitchen/breakfast room, a separate dining room and a garden room. The first floor comprises a superb principal bedroom with a large ensuite bathroom, 3 further bedrooms and a family bathroom. Outside, the property benefits from a double garage, carport and enclosed front, side and rear gardens, offering excellent privacy and outdoor space. Viewing Essential.

LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

ENTRANCE PORCH
Brick built with uPVC roof with entrance door, electric radiator, windows to the front and side aspects, tiled flooring, inner door through to;

ENTRANCE HALL
with tiled flooring, radiator, stairs leading up to the first floor, storage cupboard.

LIVING ROOM
A generous reception room with 2 radiators, a window to the front aspect and double doors opening into;

GARDEN ROOM
Brick built with uPVC roof, bi-fold doors opening onto the garden, windows to all aspects and 2 electric radiators.

DINING ROOM
Open plan archway through to the kitchen with double doors opening into the garden room and a radiator.

KITCHEN/BREAKFAST ROOM
with a range of built in wall and base mounted units with granite worktop surfaces over, a range of integrated appliances include an eye level AEG double oven, built-in microwave oven, hob with extractor hood over, wine cooler, dishwasher, fridge/freezer, bin store, inset stainless steel sink, breakfast bar seating area, radiator, windows to the rear and side aspects.

UTILITY ROOM
with a range of wall and base mounted units with work surfaces over, sink and drainer, space and plumbing for washing machine and space for tumble dryer, radiator, window to the front aspect.

CLOAKROOM
with a low level WC, hand wash basin, radiator, window to the front aspect.

FIRST FLOOR

LANDING
with loft hatch, radiator, storage cupboard.

PRIMARY BEDROOM
with a radiator, 2 double built-in wardrobes, 2 windows to the front aspect.

ENSUITE BATHROOM
A large ensuite with a double width shower cubicle, hand wash basin, low level WC, bidet, corner bath with handheld shower attachment, window to the rear aspect.

BEDROOM 2
with a range of built-in double wardrobes, radiator, window to the rear aspect.

BEDROOM 3
with a radiator, window to the front aspect.

BEDROOM 4/STUDY
with a radiator, storage cupboard and a window to the front aspect.

FAMILY BATHROOM
with a panelled bath with shower over, bidet, hand wash basin, low level WC, radiator, window to the rear aspect.

OUTSIDE
The property is approached via a long shingled driveway with a block paved parking area under a carport. An area laid to lawn is enclosed by fencing and gated access leads to the enclosed front garden.

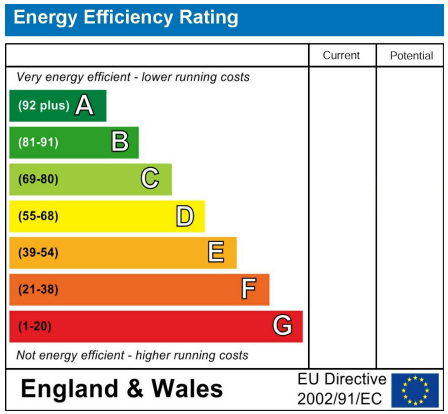
The front garden is mainly laid to lawn with an area laid to patio and a pathway leads around to the side gated access.

The rear garden has a decked seating area which wraps around the property with two areas laid to artificial lawn with pebble borders and a timber shed.

DOUBLE GARAGE
with two up and over doors, window to the rear aspect and pedestrian door to garden.

SALES AGENTS NOTES
Please note the neighbouring property has a right of way over the driveway to access their garage.

For more information on this property, please refer to the Material Information Brochure on our website.



Guide Price £650,000
Tenure - Freehold
Council Tax Band - F
Local Authority - East Cambridgeshire

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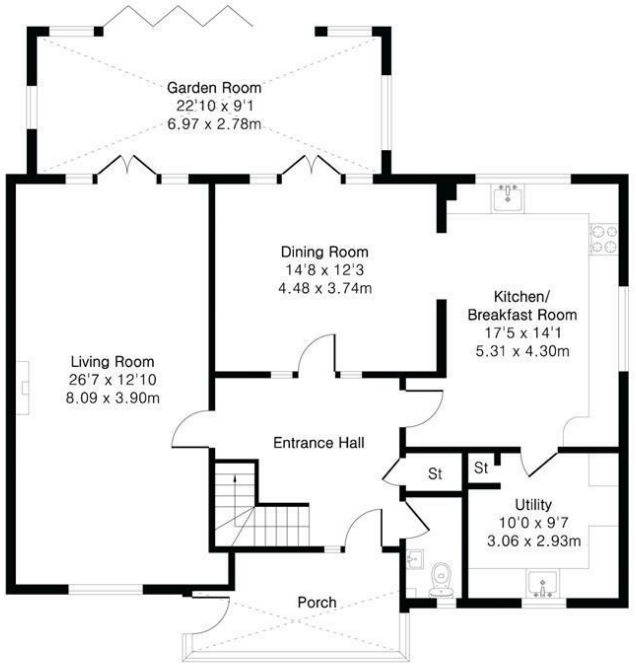
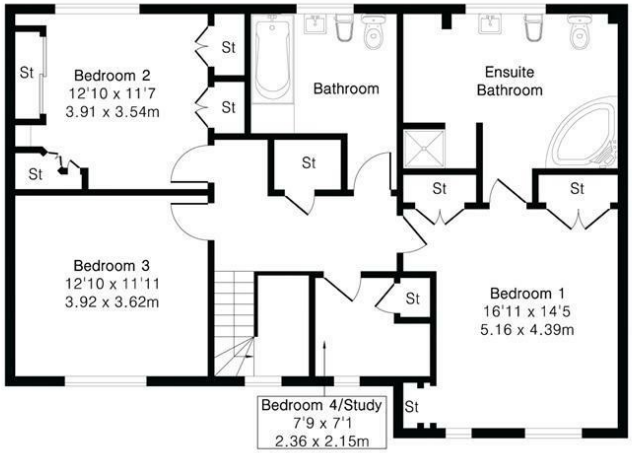
Approximate Gross Internal Area 2370 sq ft - 220 sq m

Ground Floor Area 1360 sq ft – 126 sq m

First Floor Area 1010 sq ft – 94 sq m



Ground Floor



First Floor

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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