



**Mulberry Cottage,
Burwell, Cambridgeshire**

**DAVID
BURR**



Mulberry Cottage, 10 Laburnum Lane, Burwell, Cambridgeshire, CB25 0EB

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

Mulberry Cottage is a charming four-bedroom detached cottage, offering deceptively spacious accommodation in one of the area's most sought-after villages. Showcasing a wealth of original features, the property has been thoughtfully improved to provide a modern and stylish living space. Outside, it boasts a paved driveway and a mature wrap-around garden.

A charming four-bedroom detached cottage of circa 1,650 sq. ft. in the highly sought-after and well-served village of Burwell.

Ground Floor

ENTRANCE/UTILITY ROOM Door to front aspect and space and plumbing for appliances, storage units with worktops over, wall mounted gas fired boiler.

CLOAKROOM Wash hand basin, WC and obscured window to rear aspect.

KITCHEN / DINING ROOM Stylishly fitted with extensive storage units and Quartz worktops over with an inset double butler sink. Integrated appliances include a large 'Caple' cooker, dishwasher, fridge, freezer and wine cooler. Tiled floor, ample dining space and windows to both front and rear aspects.

SITTING ROOM Featuring an inset wood-burning stove with an oak mantel beam and brick hearth. Two windows to the front aspect and an obscured window to rear aspect. Stairs leading to the first floor.

STUDY A charming space with an exposed original brick floor, exposed clunch and brick wall, window to rear aspect and a cast iron feature fireplace.

DINING ROOM Two windows to front aspect, exposed original brick floor, cast iron bread oven and exposed clunch and brick wall.

REAR BOOT ROOM Tiled floor, two 'Velux' windows, French doors leading outside and a front entrance door.

First Floor

MASTER BEDROOM Two windows to front and side aspects, a fitted wardrobe and an:

ENSUITE which is extensively tiled with a roll top bath, wash hand basin, WC, heated towel rail, shower cubicle and a window to rear aspect with two further 'Velux' windows. Complete with underfloor heating.

BEDROOM 2 Window to front aspect.

BEDROOM 3 Two windows to front and side aspects and fitted shelving.

BEDROOM 4 Window to rear aspect, access to boarded loft space.

SHOWER ROOM Stylishly fitted with a double sized shower cubicle, wash hand basin, heated towel rail, WC and a 'Velux' window.

Outside

The property is situated on a peaceful side village lane and accessed via the paved driveway with parking for several vehicles and double 5 bar gates. The multi-level garden wraps the property and is predominately lawned with a wonderful selection of established trees, shrubs and plants. The paved terrace is situated with almost entire privacy, complete with large summerhouse which will remain in situ.

Mulberry Cottage, 10 Laburnum Lane, Burwell, Cambridgeshire, CB25 0EB

Material Information

SERVICES Gas fired central heating to radiators. Mains water and drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

EPC D.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND D. (£2,264.91)

TENURE Freehold.

CONSTRUCTION TYPE Clunch construction.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.

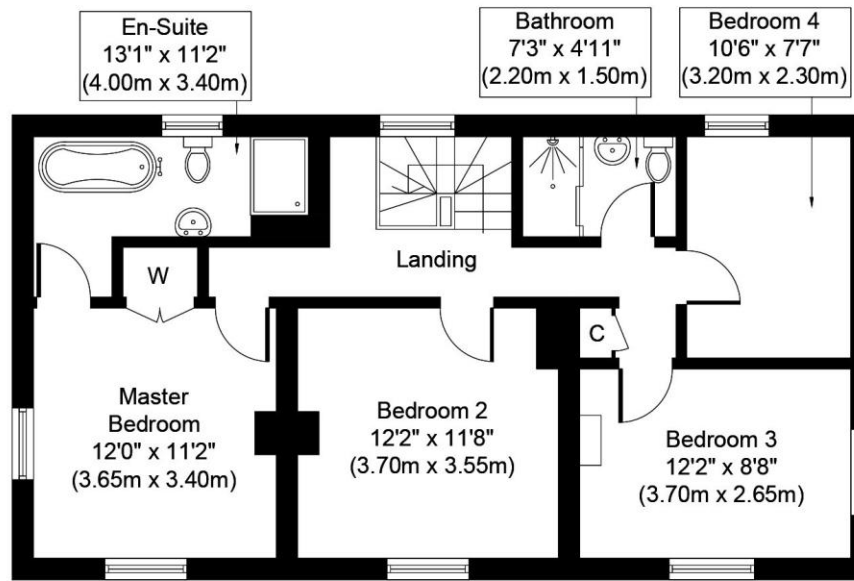
Phone Signal: Yes. Provider: Coverage is likely with all providers but limited data coverage with three.

WHAT3WORDS angry.sweeping.piper

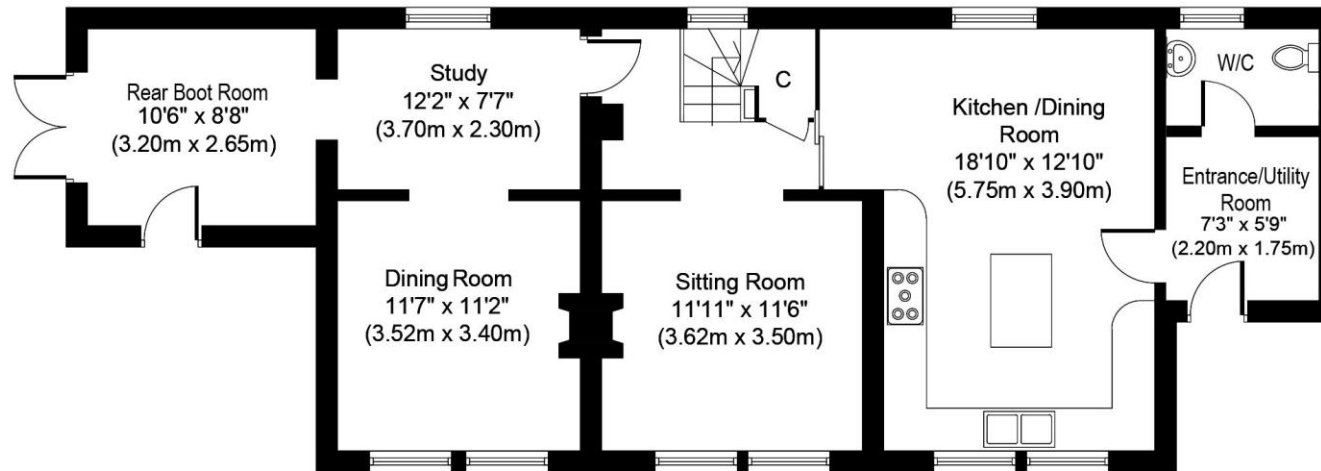
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





First Floor
Approximate Floor Area
728 Sq. ft.
(67.6 Sq. m.)



Ground Floor
Approximate Floor Area
925 Sq. ft.
(85.9 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

