



**20 Hall Lane,
Burwell, Cambridgeshire**

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20 Hall Lane, Burwell, Cambridgeshire, CB25 0HE

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.

This attractive detached family home, offering approximately 2,000 sq. ft. of accommodation, has been thoughtfully updated and improved in recent years. Ideally located close to the centre of Burwell, the property is presented to an immaculate standard. The spacious layout includes a refitted kitchen/dining room, as well as two further reception rooms. Upstairs, there is a stunning master bedroom suite with an ensuite and dressing room area. Additionally, there are three further generously sized bedrooms. The home enjoys beautifully landscaped, well-stocked gardens, ample driveway parking, and a garage, making it the perfect family home.

An immaculately presented detached family home, offering around 2,000 sq. ft. of space, set in a sought-after, non-estate location just moments from the village centre.

Ground Floor

ENTRANCE HALL With frosted glass door to the front, leading into the entrance hall. Glazed wood doors open to the sitting room and kitchen/dining room, with stairs rising to the first floor and tiled flooring throughout.

KITCHEN/DINING ROOM The kitchen/dining room features a window to the front, double French doors at the rear, and a part-glazed door to the side leading into the utility. It includes a range of wall and base units with work surfaces over, a breakfast bar, a one and a half sink with a mixer tap, two electric ovens, a four-ring induction hob, and an integrated dishwasher.

UTILITY The recently updated utility room has a part frosted glass door to the side and two windows. It offers space and plumbing for a washing machine, as well as housing the boiler.

CLOAKROOM A recently updated ground-floor cloakroom with a frosted window, low-level WC, and a wash hand basin with a mixer tap.

SITTING ROOM This dual-aspect room has a window to the front and a door to the rear, with access to the family room. The focal point is an inset log-burning stove, creating a cosy atmosphere.

FAMILY ROOM With double glazed windows to the rear and side, this room offers a lovely space to relax.

First Floor

LANDING The landing provides access to bedrooms two, three, four, the office/dressing room, and the bathroom.

MASTER BEDROOM A spacious master suite with a window to the front and side aspect. It features a range of fitted wardrobes offering excellent storage, along with loft access. A door leads into the **ENSUITE**, which includes a walk-in double shower, low-level WC, pedestal wash hand basin, and a panelled bath with a mixer tap and shower attachment. There are two heated towel rails and tiled flooring. The master bedroom also connects to a **DRESSING ROOM** with a window to the rear.

BEDROOM 2 This bedroom has a window to the front and a fitted double wardrobe.

BEDROOM 3 A good-sized room with a window to the front and a fitted wardrobe.

BEDROOM 4 With a window to the rear, this room also benefits from a fitted cupboard with shelving.

SHOWER ROOM The shower room features two frosted windows to the rear, a walk-in tiled shower, a low-level WC with a hidden cistern, a wash hand basin with a mixer tap, and vanity drawers below. There is also a heated towel rail and tiled flooring.

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Outside

The property is approached by a generous shingled driveway providing off-road parking for several vehicles, along with gated side access. There is also a **SINGLE GARAGE** complete with light, power and an up-and-over door. The enclosed rear garden is a private, well-maintained space, with a patio area, ideal for alfresco entertaining. The remainder of the space is mainly laid to lawn, and well-stocked plant and shrub borders. A **TIMBER SUMMER HOUSE** offers additional outdoor space.

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 Band D.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND E. (£2,896.34 per annum).

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction under a tiled roof.

COMMUNICATION SERVICES (source Ofcom)

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

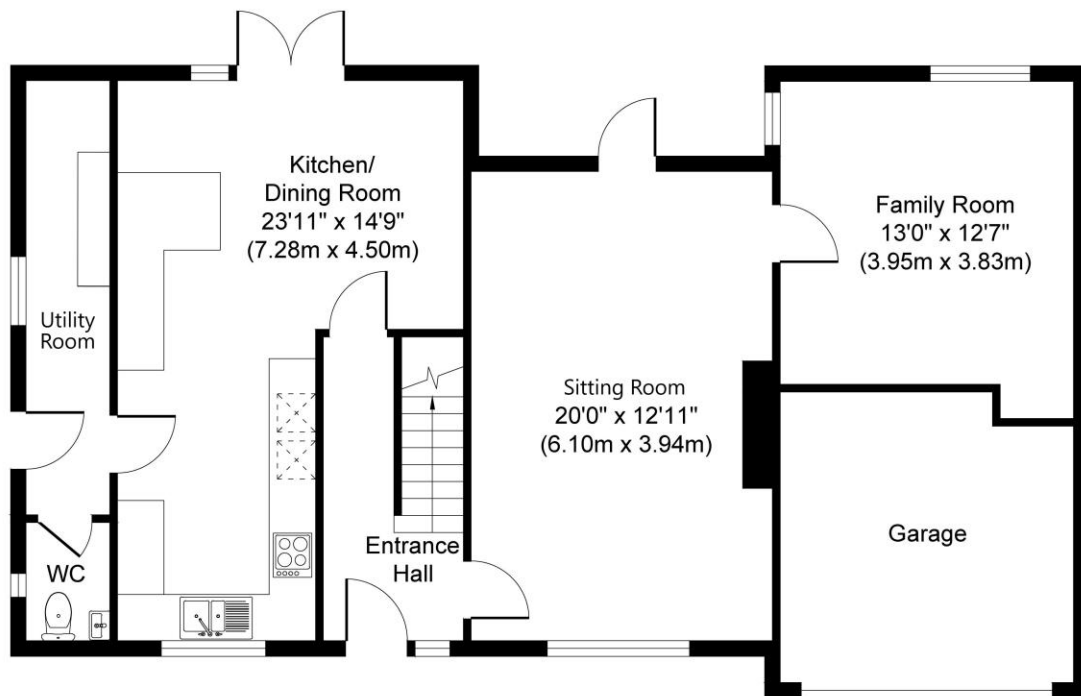
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS hatter.crockery.attends

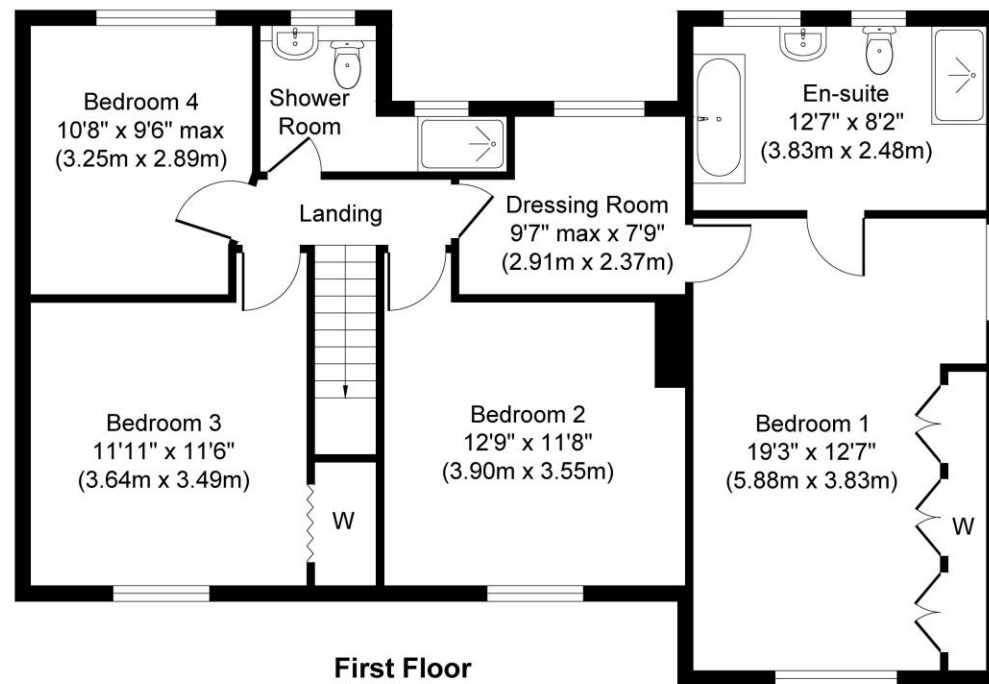
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
870 sq. ft
(80.80 sq. m)



First Floor
Approximate Floor Area
954 sq. ft
(88.60 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

