



2 Hythe Lane
Burwell, Cambridgeshire

DAVID
BURR

2 Hythe Lane, Burwell CB25 0EH

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.

An abundantly charming and deceptively spacious two-bedroom cottage situated in the heart of the vastly popular village of Burwell. The property has been sympathetically modernised to now offer a wonderful, yet subtle blend of modern convenience and period charm. The accommodation consists of a sitting room, kitchen/dining room, utility room, bathroom and two bedrooms, the master of which enjoys an ensuite. Externally offering driveway parking and a charming rear garden.

A charming two-bedroom, two-bathroom cottage in the centre of Burwell.

SITTING ROOM A charming room with an electric fireplace and French doors leading out to the rear garden terrace.

KITCHEN / DINING ROOM A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset double sink and drainer. Integrated dishwasher with further space for freestanding appliances, ample dining space, sash window to front and rear aspect and a front door. A charming feature with an inset feature bread oven and fitted electric wood burning stove effect burner, with oak flooring.

UTILITY ROOM Space and plumbing for appliances, sash window to side aspect, with oak flooring and a stable door leading outside.

BATHROOM Extensively tiled with a bath and shower over, heated towel rail, WC, hand basin, oak flooring and sash window to side aspect.

First Floor

BEDROOM 1 Sash window to rear aspect, fitted wardrobe and an **ENSUITE** which is extensively tiled with a shower cubicle, vanity sink unit and WC.

BEDROOM 2 Fitted wardrobe and sash window to rear aspect.

Outside

The property benefits from driveway parking to the side of the property. The rear garden is wonderfully presented and very private with a lawn area, various paved seating areas, a raised vegetable garden and planted beds throughout.

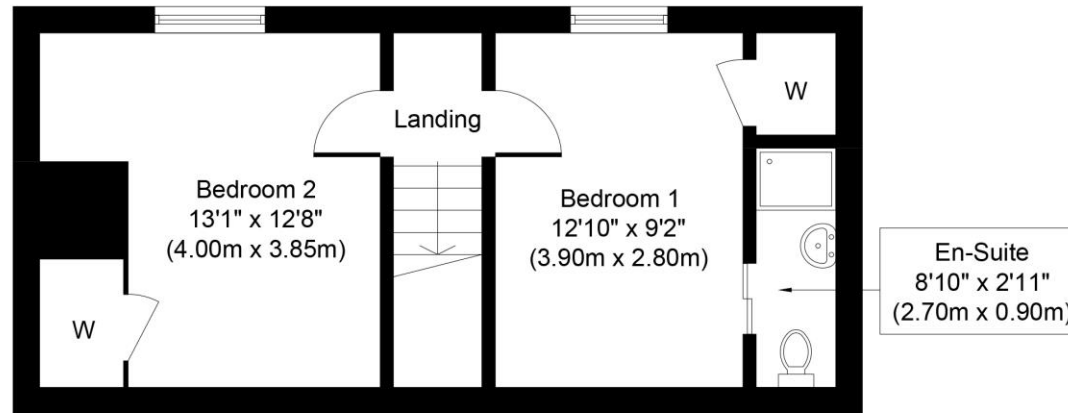
SERVICES Gas fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

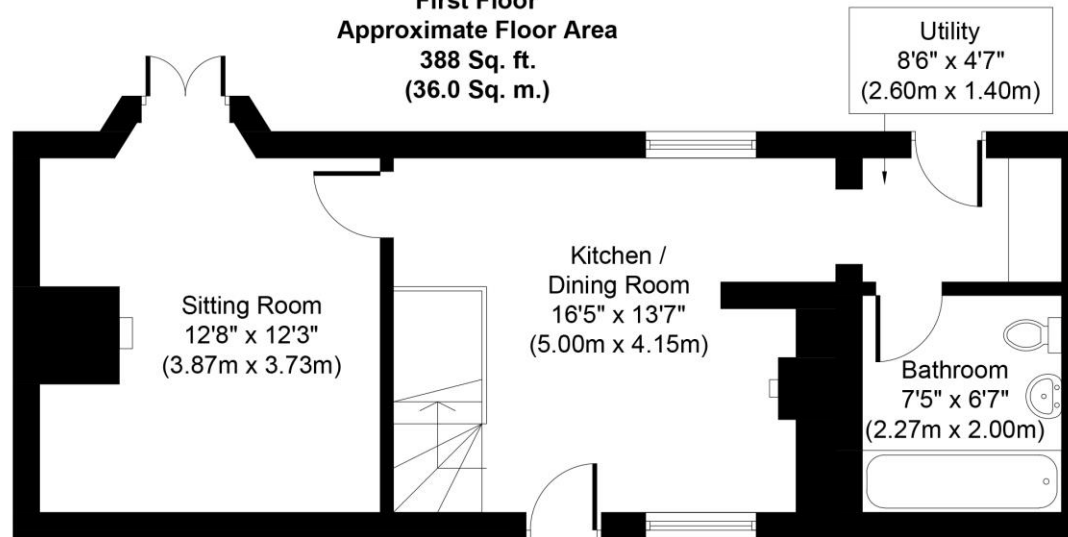
EPC E.

VIEWING by prior appointment only through David Burr estate agents.

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First Floor
Approximate Floor Area
388 Sq. ft.
(36.0 Sq. m.)



Ground Floor
Approximate Floor Area
503 Sq. ft.
(46.7 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.

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