



Burghley Rise, Burwell. Cambridgeshire

Pocock + Shaw



34 Burghley Rise  
Burwell  
Cambridgeshire  
CB25 0RS

An immaculately presented 4 bedroom detached family home ideally situated within a well regarded village development. The home benefits 4 bedrooms, master with ensuite, attractive sitting room with bay window, superb modern fitted kitchen, family bathroom. Features include a generous driveway, single garage and delightful enclosed rear garden. EPC:C

Asking Price £465,000



Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

An immaculately presented 4 bedroom detached family home ideally situated within a well regarded village development. The home benefits 4 bedrooms, master with ensuite shower room, an attractive sitting room with bay window, superb modern fitted kitchen, family bathroom. Features include a generous driveway, single garage and a delightful enclosed rear garden. With a gas fired central heating system and uPVC doors and windows throughout, in detail the accommodation comprises:-

#### **Entrance Hall**

With an entrance door, window to front aspect, radiator, ceramic tiled flooring, doors to:

#### **Cloakroom**

Fitted with a matching two piece suite comprising, wash hand basin and low-level WC, with a window to front, radiator.

#### **Dining Room 4.79m (15'9") x 3.00m (9'10")**

With two windows to side aspect, window to front aspect, radiator, ceramic tiled flooring, double doors to:

#### **Sitting Room 5.44m (17'10") x 4.02m (13'2") into bay**

With a bay window to rear aspect, decorative gas fire with marble surround, radiator, fitted carpet flooring, ceiling pendant light.

#### **Kitchen 4.35m (14'3") x 2.38m (7'10") max**

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink butler style sink unit with single drainer and swan neck mixer tap, windows to front and side aspects, ceramic tiled flooring, recessed spotlights, built-in integrated larder fridge, freezer, dishwasher and washing machine, electric point for cooker, eye level electric fan assisted oven and separate grill, four ring induction hob with extractor hood over.

#### **First Floor Landing**

With access to loft space, door to airing cupboard housing the hot water cylinder.

#### **Master Bedroom 3.47m (11'5") max x 3.02m (9'11")**

With a window to front aspect, window to side aspect, radiator, fitted carpet flooring, door to walk in wardrobe, door to:

**En-suite Shower Room** Fitted with three piece suite comprising tiled shower enclosure with shower over, matching shower base and glass screen, vanity wash hand basin vanity unit with storage under, mixer tap, tiled surround, wall mounted mirror, low-level WC, with a window to front aspect, ceramic tiled flooring.

#### **Bedroom 2 3.38m (11'1") max x 3.21m (10'6")**

With a window to rear aspect, double door wardrobe, radiator, fitted carpet flooring.

#### **Bedroom 3 2.75m (9') max x 2.35m (7'8")**

With a window to front aspect, radiator, built in wardrobe..

#### **Bedroom 4 2.55m (8'4") x 2.40m (7'10")**

With a window to rear aspect, radiator, fitted carpet flooring, built in wardrobe.

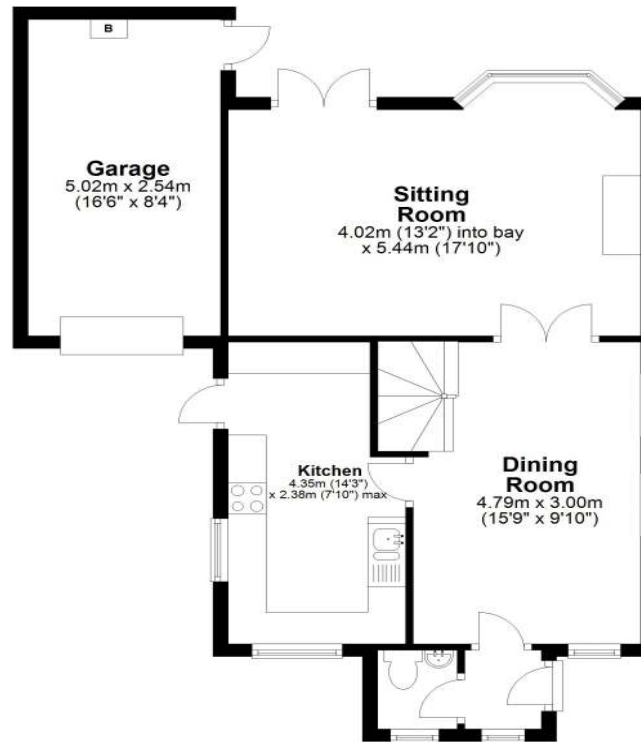
**Family Bathroom** Fitted with three piece suite comprising bath with hand shower attachment and mixer tap, vanity wash hand basin in vanity unit with storage under, mixer tap, tiled surround, low-level WC, heated towel rail, extractor fan, wall mounted mirror, shaver light, heated towel rail.





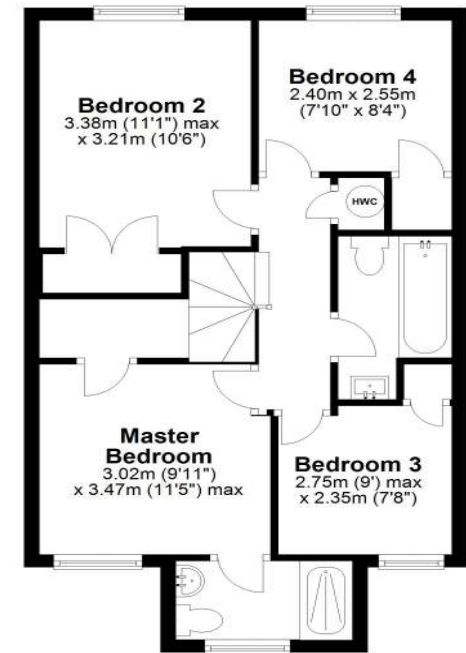
### Ground Floor

Approx. 62.8 sq. metres (676.4 sq. feet)



### First Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



Total area: approx. 113.8 sq. metres (1225.4 sq. feet)

### Rear Garden

Approached via a pedestrian gate to the side of the property with a pathway leading to a largely private south west facing garden, laid mainly to lawn with established trees and shrubs and a paved patio area.

### Garage

With an up and over door, power and light connected, wall mounted gas boiler, pedestrian door at rear.

**Tenure** The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area.

The property is in a very low flood risk area.

The property has a registered title.

Internet connection, Basic: 17Mbps, Superfast 49 Mbps, Ultrafast: 1000 Mbps.

Mobile phone coverage by the four major carriers available.

Satellite / Fibre TV Availability BT, Sky.

**EPC: C**

**Council Tax: D** East Cambridgeshire District Council

**Viewing** By Arrangement with Pocock + Shaw KS



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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