



1-6 Walnut Drive,
The Leys, Burwell

**DAVID
BURR**

A bespoke development of new homes by Luna Red.

As a bespoke, local developer, Luna Red has the added advantage of being able to offer you the choice to customise certain interior finishes. From the style of the kitchen cabinetry and worktops, to the bathroom tiling and lighting, your ideas can be realised to create a quality bespoke home, offered at an added premium, and in an off-plan purchase capacity. *All properties come with a choice of standard finishes. Premium finishes may be subject to additional costs.

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.

Luna Red is a family-owned Development Company renowned for creating bespoke, luxury homes. They believe every project deserves the highest levels of craftsmanship, precision, dedication, and imagination. That's why all Luna Red homes are beautifully built, enhance their local surroundings, and are a joy to live in.

We build high-end residential houses and look to enhance any area we develop by respecting the integrity of the surrounding area. All our builds benefit from our long-established and trusted construction partnerships with some of the area's finest craftsmen allowing us to focus on attention to detail and providing an excellent standard of finish.

Being a small company, clients are able to interact directly with their property's build progress and have as much or as little input as they wish, subject to stage of construction. All properties carry a 10 year structural warranty for added peace of mind.

A deposit of £500 is required to be paid, on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.



Walnut Drive, The Leys, Burwell, Cambridge, CB25 0DU

An exceptional development of only six properties situated in a quiet, tucked away location in the heart of Burwell. Due for completion in 2025, each property offers approximately 1,300 sq. ft of living accommodation over 3 floors with the added benefit of private parking for two vehicles and additional visitor spaces. The properties will be finished to a high standard including quality appliances and stylish bathrooms with the added benefit of underfloor heating, air source heating and an electric car charging point and a 10 year structural warranty.

A select development of only six properties in a quiet, tucked away location within walking distance of amenities.

Ground Floor

Entrance into lobby with stairs rising to the first floor.

SITTING ROOM A light, double aspect room with outlook to front, understairs cupboard and additional cloaks cupboard.

Inner hall with cupboard. Open to:

KITCHEN An impressive open plan room extensively fitted with a range of units under worktops with sink inset. Appliances include an integrated oven and induction hob, dishwasher and fridge/freezer with breakfast bar opening to the dining area and sliding doors leading to the garden.

UTILITY/CLOAKROOM With a pedestal hand wash basin and WC, with plumbing for water appliances.

First Floor

LANDING With an airing cupboard and stairs rising to the second floor.

BEDROOM 1 Built in wardrobe cupboard and outlook to rear **en suite** with stylish white wc, wash basin and tiled shower cubicle, and heated towel rail.

BEDROOM 2 Window to the front aspect.

BATHROOM Stylishly fitted with a white wc, wash basin, bath with shower over and tiled shower cubicle. Also with heated towel rail.

Second Floor

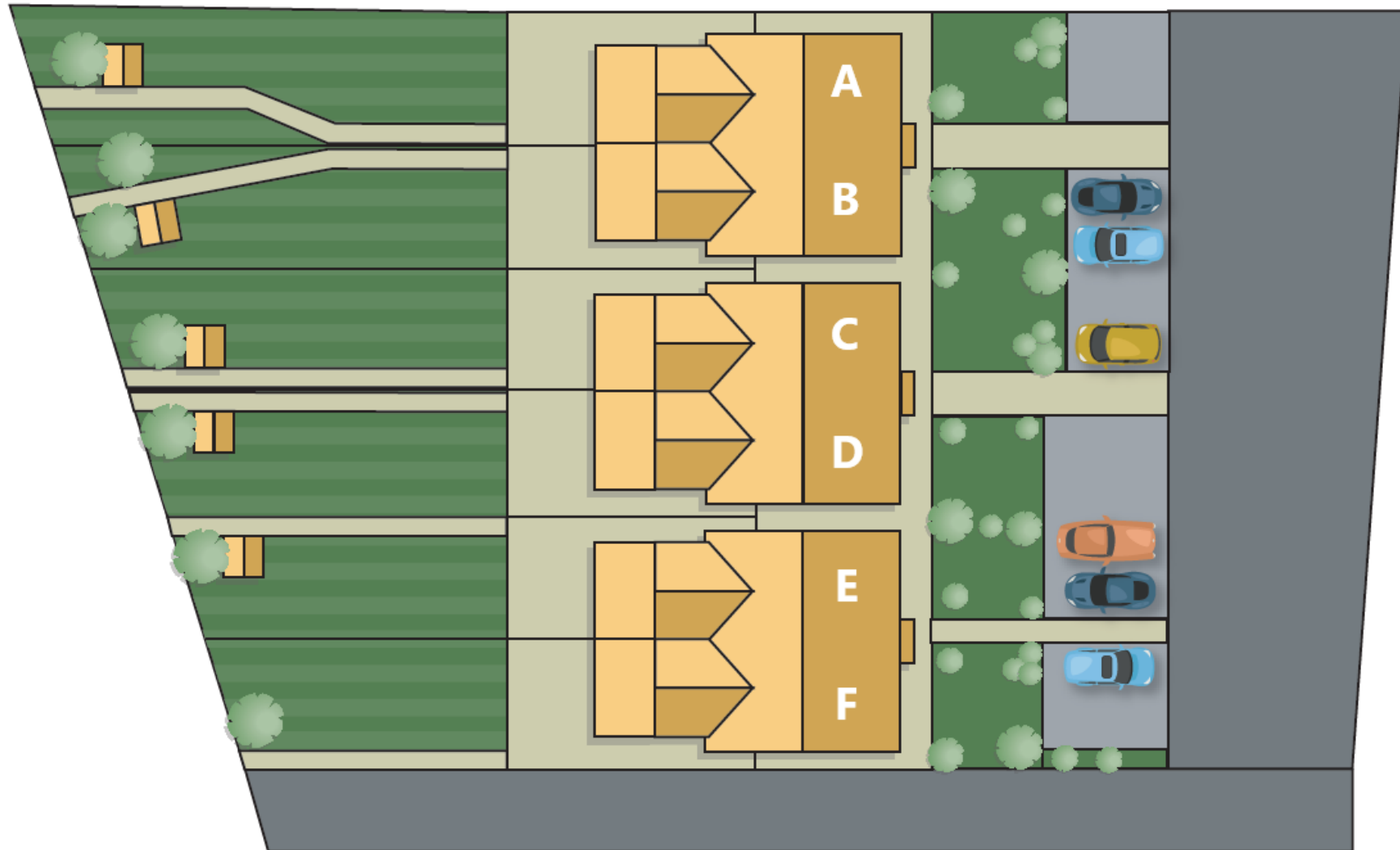
LANDING with large storage cupboard and extensive eaves storage.

BEDROOM 3 A spacious double bedroom with velux window and cupboard **en suite** fitted with a white wc, wash basin, tiled shower cubicle, and a heated towel rail.

Outside

The property sits in a quiet, tucked away location approached by a shared driveway leading to private parking for two vehicles with additional visitors' spaces available. The front garden will be lawn with gated access leading to the rear. To the rear a paved dining terrace will open to the generous garden which will be seeded/turfed depending on the time of year.

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SPECIFICATION

Kitchen

- Choice of worktops from selection
- Choice of cabinetry finishes from selection
- Integrated dishwasher, fridge/freezer, oven and induction hob
- Choice of tiled splashback
- Choice of tiled flooring

Utility Room/WC

- Plumbing for water appliances.

Sitting room

- BT broadband connection
- TV/aerial points

Family Bathroom

- Bath and separate shower with glass shower screen.
- Choice of tiled finish
- White sanitaryware with chrome fittings
- Electric chrome towel rail

En-Suite 1 and 2

- Shower with slimline tray and glass screen.
- Choice of fully tiled finish
- White sanitary ware with chrome fittings
- Electric chrome towel rail

Bedrooms

- TV/aerial points

Finishes

- All rooms to be finished in sail-white matt emulsion paint with white satin for the woodwork (skirting/architrave/doors)
- Timber internal doors, finish to be confirmed with chrome handles and fittings
- Deep skirting and architrave, painted white.
- Downlighters in kitchen, lounge, hallway and bathroom.
- Pendant lights in bedrooms.
- Patio and turfed garden.

General

- 10 year structural warranty
- Air source Heating and Solar panels as standard
- Underfloor heating to the ground floor
- 'Ring' doorbell or similar
- Electric vehicle charging point (one per property)
- UPVC double glazed windows
- Patio doors to garden
- Cupboard storage on all floors
- Carpets not included

*All properties come with a choice of standard finishes. Premium finishes may be subject to additional costs. *Purchasers choice within the above specification is subject to the stage of construction.

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SERVICES Main drains, electricity, air source heat pump heating, solar panels and EV charging point.

LOCAL AUTHORITY East Cambs Council.

COMPLETION Anticipated early 2025

CONSTRUCTION Brick and block

COUNCIL TAX BAND TBC

COMMUNICATION SERVICES

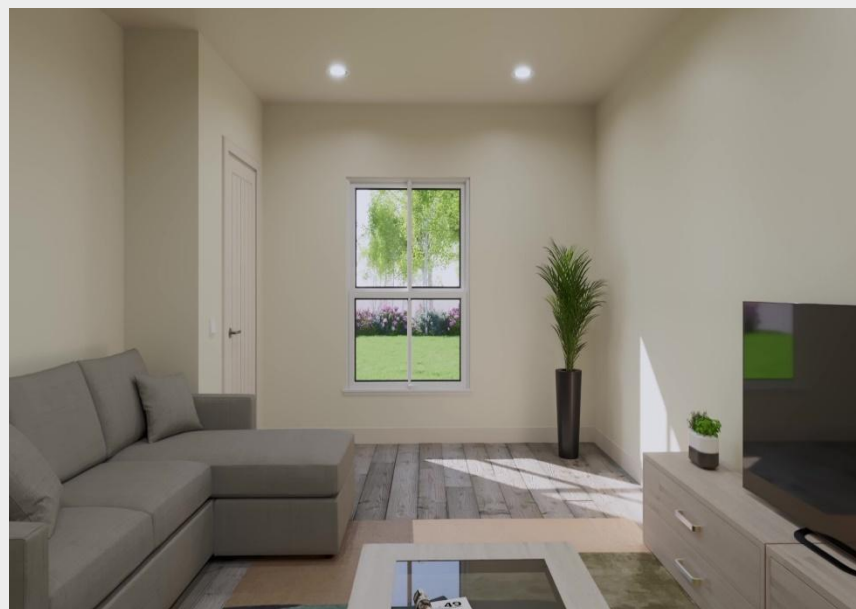
Broadband: Yes, up to 1000 mbps download available, 100 mbps upload

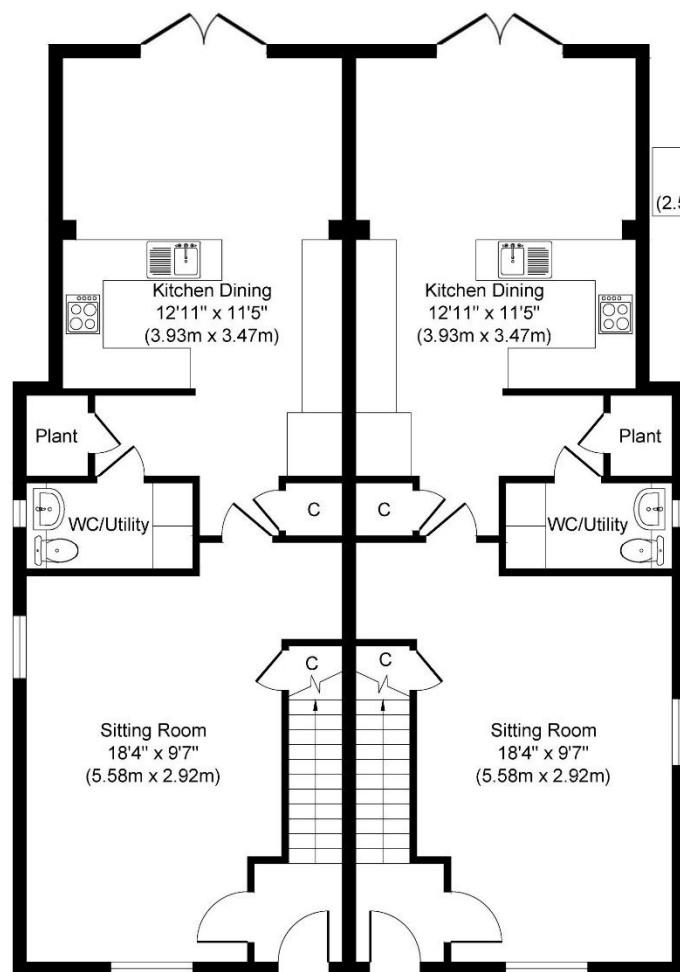
Mobile signal: Yes, likely with most major providers

EPC TBC

TENURE Freehold

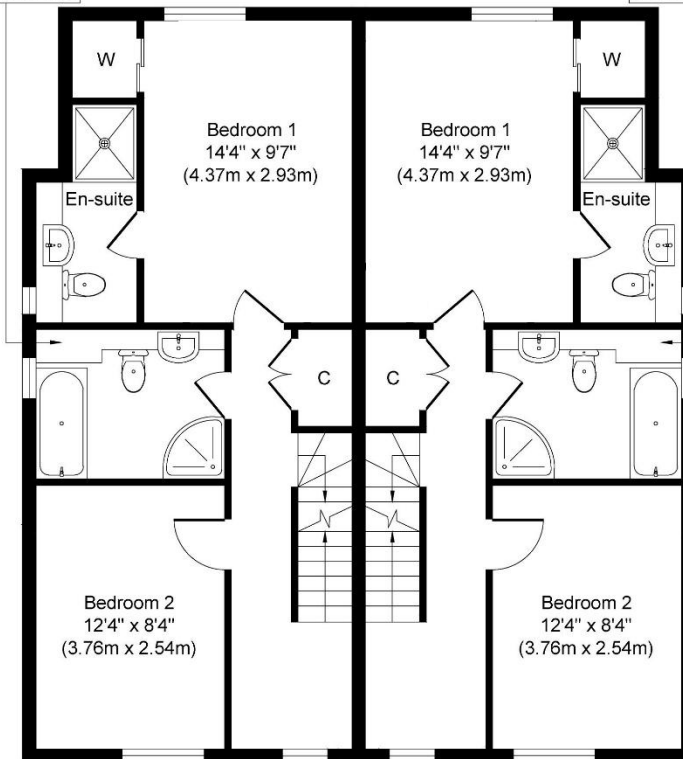
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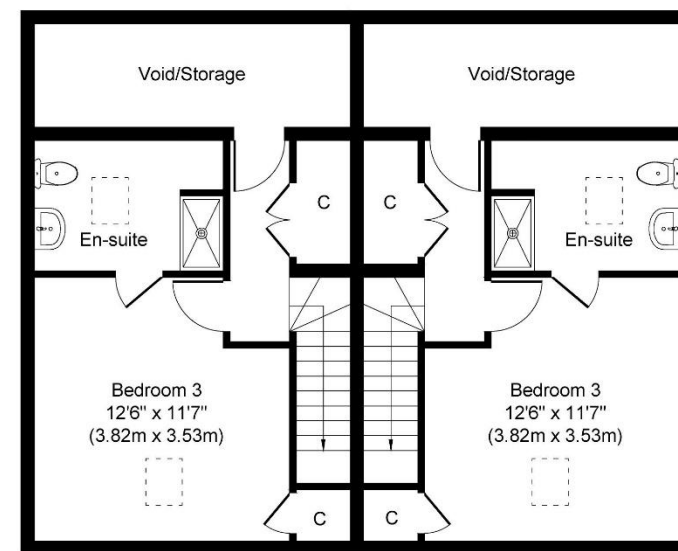
Ground Floor

Bathroom
8'4" x 7'5"
(2.54m x 2.25m)



First Floor

Bathroom
8'4" x 7'5"
(2.54m x 2.25m)



Second Floor

Approximate Total Floor Area: 1,350 sq.ft

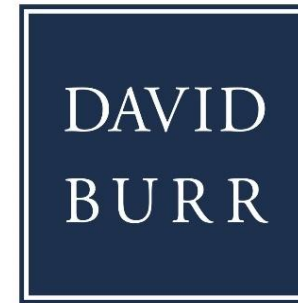
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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.

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The logo for Luna Red features the word "LUNA" in a bold, black, sans-serif font. To the right of "LUNA" is a stylized black icon of a person with arms raised, with a small red dot above the right arm.

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Since 1995 David Burr has become synonymous with the finest homes across Suffolk, Essex and Cambridgeshire with a service level to match. Our regional offices are located in Clare, Bury St. Edmunds, Castle Hedingham, Newmarket, Long Melford, Woolpit and Leavenheath.

For sales enquiries, contact David Burr:

01638 669035

newmarket@davidburr.co.uk

www.davidburr.co.uk

156 High Street, Newmarket, Suffolk CB8 9AQ