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Residential sales, lettings & management



56 Swaffham Road  
Burwell  
Cambridge CB25 0AN

A really impressive and beautifully appointed, modern detached family home, occupying a pleasant non estate position on the outskirts of this desirable village. The property is stylishly presented to a very high standard providing spacious, incredibly versatile accommodation. EPC:TBC

Guide Price: £750,000



Burwell is situated in pleasant countryside approximately eleven miles northeast 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 into London's Liverpool Street and King's Cross Stations.

This impressive, detached family home was built to an individual design and offers far more spacious living accommodation than its external appearance may at first suggest. The property is in excellent condition throughout and includes a large double aspect sitting room, separate dining room, study/bedroom 5, modern fitted kitchen/breakfast room and utility room. To the first floor there are four generous bedrooms, master with ensuite bathroom, and a family shower room.

Complimented by an integral double garage which is currently being used as a playroom, there is ample off road parking and the property also benefits from a large enclosed, well stocked rear garden. With a gas fired central heating system and uPVC windows (triple glazed to front first floor) and doors, in detail the accommodation comprises:-

## Ground Floor

### Entrance Hall

With an entrance door and side panel, radiator, stairs rising to the first floor, understairs area, telephone point.

### Sitting Room 7.99m (26'2")max into bay x 3.78m (12'5")

With a box window to front aspect, feature fireplace, two double radiators, patio doors to the rear garden, glass panel doors to the dining room, carpet flooring.

### Dining Room 4.25m (13'11") x 3.23m (10'7")

With a window to the rear aspect, radiator.

### Storage Cupboard

With useful wooden shelving and hanging rail.

### Kitchen / breakfast room 4.50m (14'9") x 4.13m (13'7")

Fitted with a matching range of base and eye level units, with worktop space over, composite sink unit with single drainer, stainless steel swan neck mixer taps and tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in fan assisted double oven, built-in five ring gas hob with extractor hood over, with a window to the rear aspect, double radiator, tiled flooring.

### Cloakroom

With a window to front, low level WC, wash hand basin, tiled splashback, heated towel rail, tiled flooring.

### Study / Bedroom 5 3.48m (11'5") x 3.16m (10'4")

With a window to the side aspect, TV & telephone point, carpet flooring, radiator.

### Utility Room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and tumble dryer, with a window to side, door to side garden, radiator.

### Integral Garage

Integral double garage, currently used as a playroom, with a window to front, carpet flooring, base level storage units, shelving and storage unit housing the boiler, small storage area, double radiator, access to loft space, two up and over garage doors.

## First Floor

### Landing

With a window to the front aspect, airing cupboard housing the hot water cylinder, radiator, access to useful loft storage space with pull down ladder.

### Master Bedroom 4.17m (13'8") x 3.27m (10'9")

With a window to the front aspect, radiator, opening to:

### En-suite bathroom

Fitted with four piece suite comprising of a bath with mixer tap and shower attachment, pedestal wash hand basin with storage under, double shower enclosure with pressure shower, glass screen, low level WC, recessed floor & ceiling spotlights, heated towel rail.



**Bedroom4/ dressing room** 4.17m (13'8") x 2.17m (7'1")

With a window to rear aspect, fitted sliding door wardrobe, radiator.

**Bedroom 3** 3.75m (12'4") x 3.50m (11'6")

With a window to front aspect, large fitted sliding door wardrobe, carpet flooring radiator.

**Family Shower room**

Fitted with a three piece suite comprising of a double shower cubicle, pressure shower, glass screen, low level WC, vanity wash hand basin with storage under, tiled surround, with a window to rear aspect, heated towel rail, tiled flooring, recessed ceiling spotlights.

**Bedroom 2** 3.85m (12'8") x 3.79m (12'5")

With a window to rear aspect, large, fitted sliding door wardrobes, radiator, carpet flooring.

**Outside**

The property is accessed via a large shingle driveway with parking for several vehicles and access to the double garage, with a gated pathway to the side, leading to the fully enclosed rear garden, laid mainly to lawn with well stocked shrub borders and trees, a large sandstone patio area provides plenty of space for outside enjoyment. There is a timber summer house and a useful potting shed.

**Services**

**Mains water**, gas, drainage and electricity are connected.

**Tenure**

The property is freehold.

**Council Tax Band: F**

East Cambridgeshire District Council

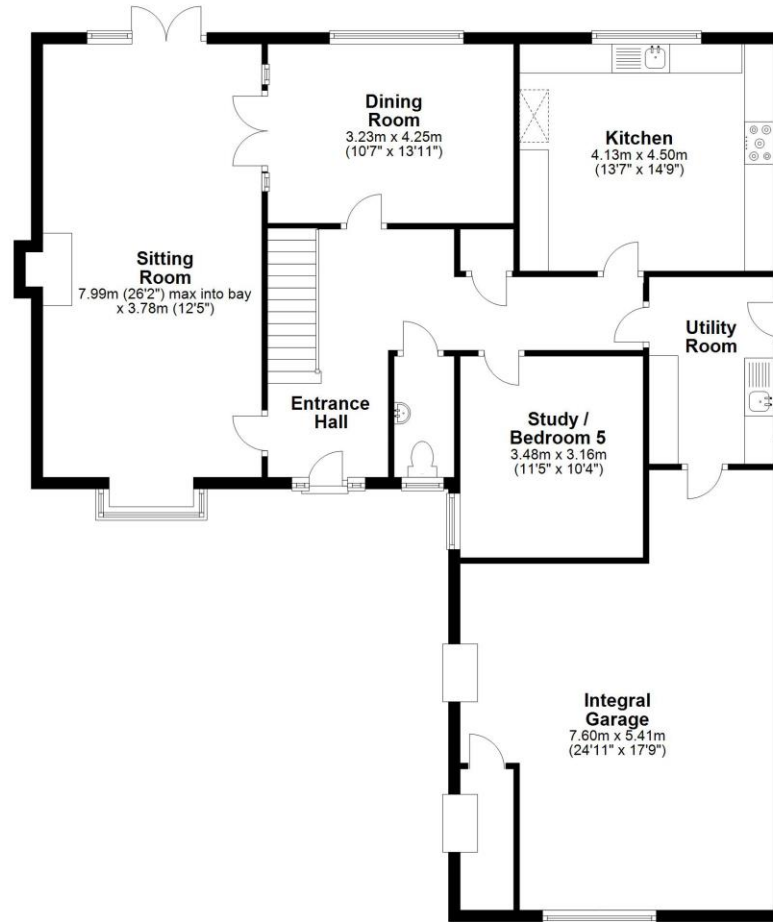
**Viewing:** Strictly by prior arrangement with Pocock & Shaw. KLS

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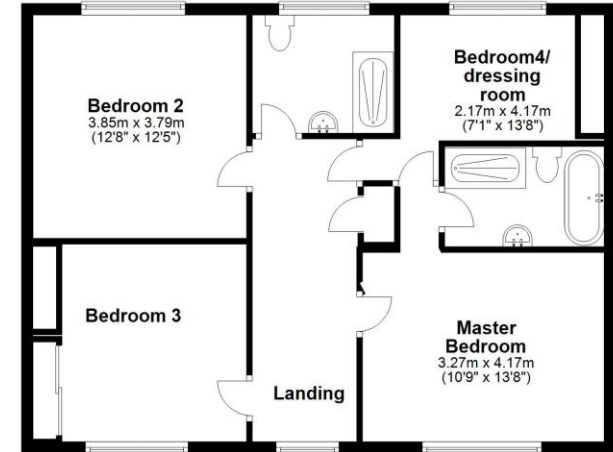
**Ground Floor**

Approx. 137.1 sq. metres (1475.4 sq. feet)



**First Floor**

Approx. 73.6 sq. metres (791.7 sq. feet)



Total area: approx. 210.6 sq. metres (2267.1 sq. feet)

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