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Residential sales, lettings & management



17 Burghley Rise
Burwell
Cambridge
CB25 0RS

A really impressive detached family home, superbly updated to provide stylish and beautifully presented accommodation with four generous bedrooms, en suite to master, sitting room, study, utility, kitchen/breakfast room, separate dining room, delightful landscaped gardens, plus double garage with parking. No Chain. EPC: C

Guide Price: £499,950



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 into London's Liverpool Street and King's Cross Stations.

Redesigned in recent years and immaculately presented, this impressive detached house occupies a generous corner plot at the end of a small cul de sac. This modern home has undergone a comprehensive programme of improvements and updates creating a very smart four bedroom family house complimented by a superb and generous enclosed landscaped rear garden and double garage with parking.

Improvements to the property include the refitting of the kitchen, bathroom and en suite shower room, with some clever remodelling of the first floor accommodation greatly improving the functionality.

With a gas fired radiator central heating system, uPVC windows and doors, in detail the accommodation includes:-

Ground Floor

Entrance Hall

With an entrance door, stairs rising to the first floor, window to side, understairs storage, storage cupboard housing the wall mounted gas boiler, heating control, radiator.

Cloakroom

Comprising handbasin with storage under, low level WC, window to front, radiator.

Study/Snug 3.78m (12'5") x 1.86m (6'1")
With a window to front, Intruder alarm control panel, radiator.

Sitting Room 5.68m (18'8") into bay x 3.80m (12'6")
With a bay window to rear aspect, door to rear garden, feature fireplace, two radiators.

Dining Room 3.45m (11'4") x 2.86m (9'5")
With two windows to front, radiator.

Kitchen 3.47m (11'5") x 2.28m (7'6")
Fitted with a matching range of base and eye level units with worktops over, 1 1/2 bowl sink unit with single drainer, and mixer tap, fitted breakfast bar, integrated dishwasher, fitted double electric oven, gas hob, pull out extractor hood over, window to rear, recessed ceiling spotlights, underlighting.

Utility Room

Fitted with a matching range of base and eye level units with worktop space over, space for large fridge/freezer, plumbing for washing machine, space for tumble dryer, door to rear garden area & patio, radiator.

First Floor

Landing

Access to loft space, airing cupboard housing the hot water cylinder, radiator.

Master Bedroom 4.65m (15'3") max x 2.99m (9'10")
With a window to front aspect, large fitted wardrobes, radiator, door to:

En-suite Shower Room

Beautifully refitted with a three piece suite comprising wash hand basin with storage under, mixer taps, low level WC, superb large walk in shower enclosure with glass screen, tiled surround, with a window to front aspect, heated towel rail.

Bedroom 2 3.78m (12'5") max x 3.22m (10'7")
With two windows to rear aspect, fitted wardrobe, radiator.



Family Bathroom

Fitted with a three piece suite comprising of a wash hand basin with storage under, mixer taps, bath with shower over, folding glass screen, with a window to rear aspect, heated towel rail.

Bedroom 4

3.56m (11'8") x 2.19m (7'2")

With a window to the rear aspect, radiator.

Bedroom 3

3.45m (11'4") x 2.99m (9'10")

Two windows to front, fitted wardrobe, radiator.

Outside

The property occupies a generous corner plot and is approached via a shingle driveway providing off road parking and access to the double garage with two up and over doors with light and power connected. A pedestrian pathway leads to the front door and side access to the rear garden.

The rear landscaped gardens are beautifully maintained with an attractive central water feature, fully enclosed part walled and timber surround, laid mainly to lawn with an array of trees, patio area, edged borders and plants.

Services: Mains water, gas and electricity are connected.

Council Tax Band: E

East Cambridgeshire District Council.

Viewing: Strictly by arrangement with Pocock & Shaw. KS

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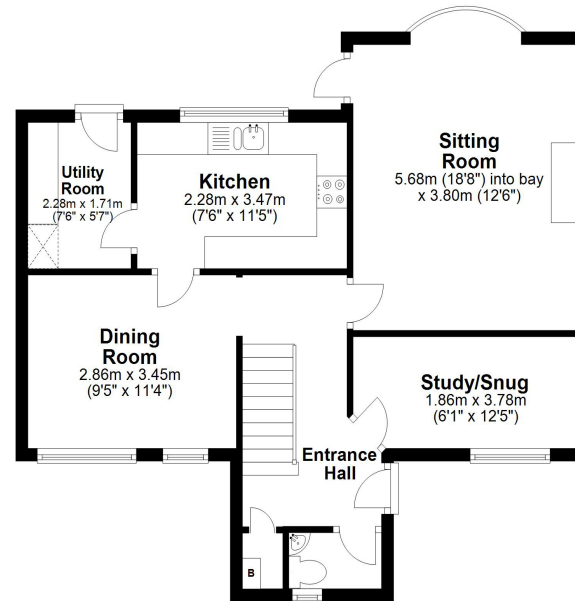
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59 High Street, Burwell, Cambridgeshire

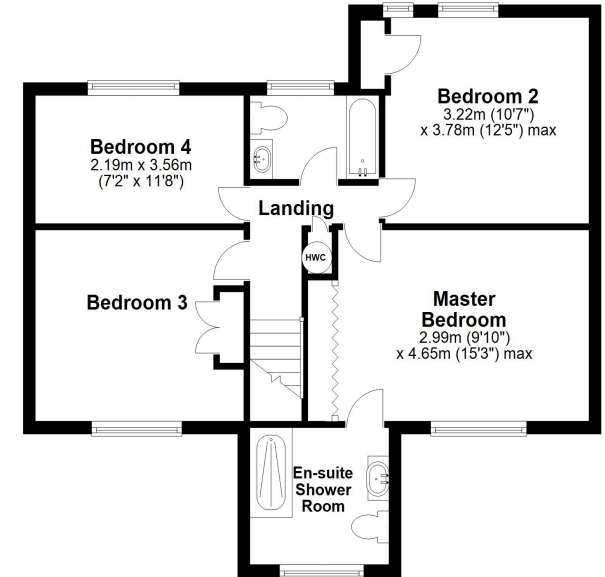
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Ground Floor



First Floor



An independent firm with five local offices and London marketing via the Mayfair Office

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