



48a North Street
Burwell, Cambridgeshire CB25 0BA
Guide Price £465,000

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A stunning, individual and detached chalet style home standing in a well-regarded and non – estate elevated position within striking distance to the village centre and all amenities.

Immaculately presented and enjoying deceptive and stylish accommodation to comprise an entrance hallway, brilliant and well equipped high quality, kitchen/dining room, a large sitting room with French style doors to garden, a ground floor bedroom with fitted wardrobes and family bathroom. With 3 further bedrooms and shower room to the first floor.

Complete with a very private and fully enclosed rear garden with a superb detached, versatile office/studio (formerly the garage), ideal for home working or for a variety of purposes. Off road driveway parking to front.

Outstanding family home, rarely available and an early viewing is thoroughly recommended.

EPC: C

Accommodation Details

Entrance Hall

Part glazed entrance door, radiator, ceramic flooring tiles, open staircase leading to first floor, storage cupboard.

Kitchen / Breakfast Room 17'6" x 11'9 (5.33m x 3.58m)

Windows to front and side aspect, ceramic tiled flooring, recessed ceiling lights, integrated double oven, inset sink with mixer tap over, integrated dishwasher, washing machine, tumble dryer and fridge freezer, tiled splash backs, matching range of wall mounted and under counter cupboards, ceramic hob with extractor fan over, door to garden area, ample room for large table and chairs, and double doors through to:

Sitting Room 27'11 x 11'9 (8.51m x 3.58m)

Radiator, rustic style oak flooring, television point, windows and French doors leading out to patio area of garden.

Bathroom

Window to side aspect, bath with shower over and fitted shower screen, pedestal hand wash basin, low level WC, tiled floor and fully tiled walls.

Bedroom 4 11'4 x 9' 10 (3.45m x 2.74m 3.05m)

Window to front aspect, radiator, sliding door fitted wardrobes.

Upper Landing

Velux Window to front, open rail.

Bedroom 3 9'9 x 9'6 (2.97m x 2.90m)

Window to front aspect, radiator,, wooden style flooring.

Bedroom 2 9'9 x 9'6 (2.97m x 2.90m)

Velux window to rear aspect, radiator.

Shower Room

Window to rear aspect, tiled floor, part tiled walls, Shower cubicle, recessed ceiling lights, hand wash basin set in vanity unit with storage under, Low level WC.

Bedroom 1 17'3 x 11'8 (5.26m x 3.56m)

Spacious room with windows to front and rear aspects, radiator,

OUTSIDE

Front

Gravel driveway, with parking for several vehicles, mature hedging and plants to the front, lawned area, with small easy care border.

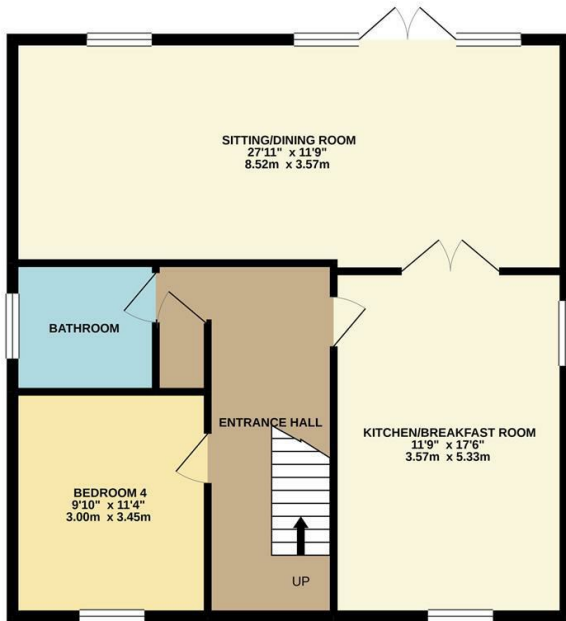
Rear Garden

Enclosed garden with large paved patio area and lawn, mature shrubbery and plants, brick built storage shed, gated access to front of the house.

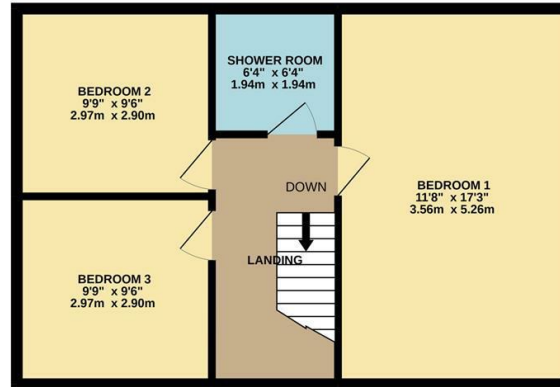
Studio

Doors and windows over looking the garden, power, wooden style flooring, broadband capability, recessed ceiling lights, a versatile space that could be used for a variety of different uses.

GROUND FLOOR
849 sq.ft. (78.9 sq.m.) approx.

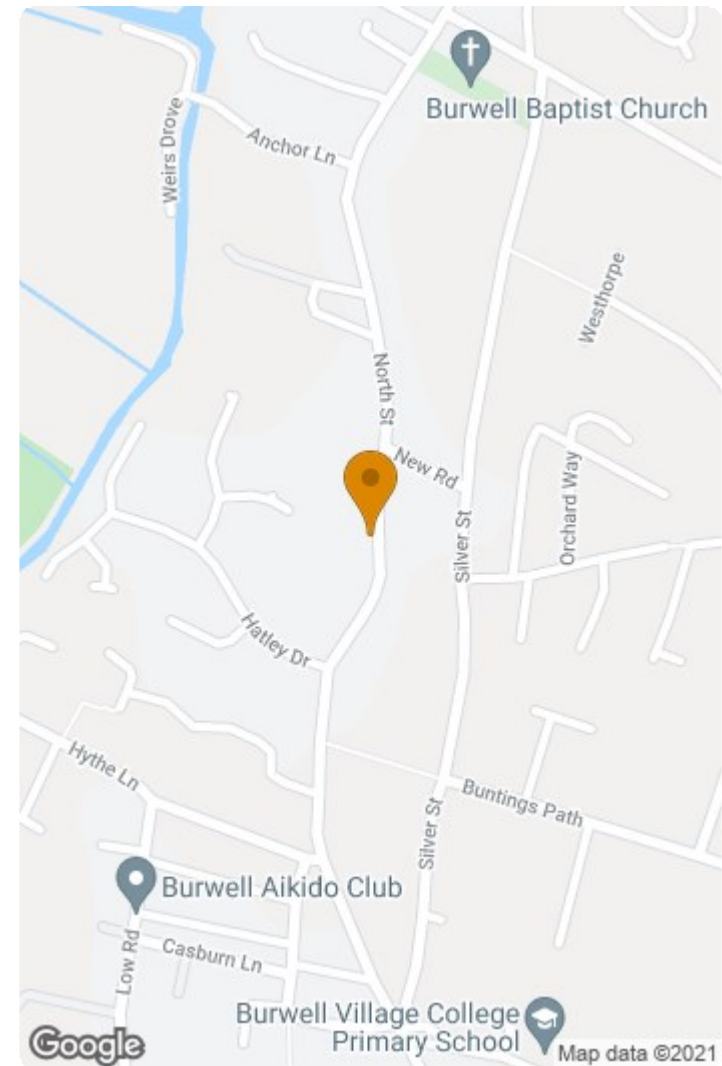


1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
72	85		

The Energy Efficiency Rating table shows a current rating of 72 (D) and a potential rating of 85 (B). The Environmental Impact (CO₂) Rating table shows a current rating of D and a potential rating of B.

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