



**10 Burling Way  
Burwell, Cambridgeshire CB25 0FJ  
Guide Price £495,000**

**MA**  
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# 10 Burling Way, Burwell, Cambridgeshire CB25 0FJ

Attractive four bedroom detached family home, proudly standing at the front of a modern, high quality and recently built residential development on the village outskirts allowing for exceptional access to Cambridge.

Built in 2017 by Hopkins Homes, this former show home is now available for immediate occupation and is for sale with no upward chain.

Superbly presented throughout with the tasteful accommodation comprising to the ground floor an entrance hallway, ample storage cupboards, cloakroom, superbly fitted kitchen/breakfast room, utility, sitting room and playroom/dining room. With four generous bedrooms to the first floor, all with fitted wardrobes. Master bedroom complete with en-suite and a separate family bathroom.

Externally the property boasts a lovely sized, South facing, landscaped and fully enclosed, part walled rear garden with access to a garage that has been cleverly converted to a fully insulated 13 ft office space with original garage storage to front – ideal working from home. Complete with off road parking to the rear.

An outstanding family property offering excellent value for money. Viewings are an absolute must.

EPC (B)

## Accommodation Details

Front door with top light leading through to:

### Entrance Hall

With staircase rising to the first floor, built in storage cupboard, engineered wood flooring, radiator, access and door leading through to:

### Living Room 15'5" x 12'8" (4.70m x 3.86m)

With window to the side aspect, French style doors leading to the rear garden, feature fireplace to the side with gas fire, TV aerial connection point, recessed lighting to ceiling, radiator.

### Kitchen/Breakfast Room 12'10" x 12'6" (3.91m x 3.81m)

Fitted with a range of eye level and base storage units with granite worktop surfaces over, inset sink unit with mixer tap over, built in oven, separate four ring gas hob with extractor hood over, built in dishwasher, integrated under counter fridge, engineered wood flooring, contemporary vertical radiator, recessed lighting to ceiling, window to the rear aspect, access and door leading through to:

### Utility

Fitted with a matching range of base units with granite worktop surfaces over, inset sink unit with mixer tap over, built in fridge/freezer, built in washing machine, wall mounted gas fired boiler, fuse box, engineered wood flooring, recessed lighting to ceiling, radiator, part glazed door to the side aspect.

### Dining Room 9'11" x 8'10" (3.02m x 2.69m)

With window to the front aspect, engineered wood flooring, recessed lighting to ceiling, radiator.

### Cloakroom

Comprising low level WC and wash hand basin, recessed lighting to ceiling, radiator, window with obscured glass to the front aspect.

### First Floor Landing

With access to loft space, airing cupboard, recessed lighting to ceiling, access and door leading through to:

### Master Bedroom 14'1" x 10'5" (4.29m x 3.18m)

With two windows to the front aspect, built in wardrobes, built in cupboard, recessed lighting to ceiling, radiator, access and door leading through to:

### En-Suite

With suite comprising shower cubicle, low level WC and wash hand basin, part tiled walls, tiled flooring, heated towel rail, recessed lighting to ceiling, window with obscured glass to the side aspect.

### Bedroom 2 9'9" x 9'4" (2.97m x 2.84m)

With window to the rear aspect, built in wardrobes, recessed lighting to ceiling, radiator.

### Bedroom 3 10'10" x 8'11" (3.30m x 2.72m)

With window to the front aspect, built in wardrobes, recessed lighting to ceiling, radiator.

### Bedroom 4 10'0" x 8'1" (3.05m x 2.46m)

With window to the rear aspect, built in wardrobes, recessed lighting to ceiling, radiator.

### Bathroom

Family bathroom with suite comprising panel bath with mixer taps/shower attachment, low level WC and wash hand basin, part tiled walls,

tiled flooring, heated towel rail, window with obscured glass to the rear aspect.

### Outside - Front

Wrap around garden to the front with small lawn and the remainder planted with a variety of mature plants/shrubs, paved pathway to the front door, gated access to the rear garden.

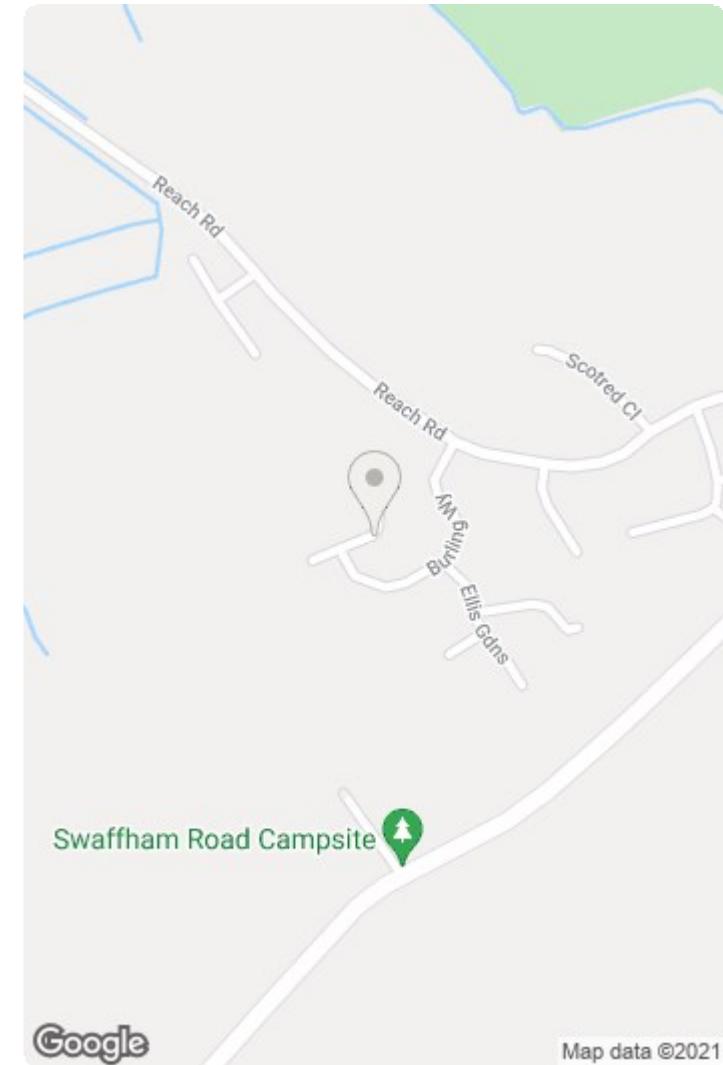
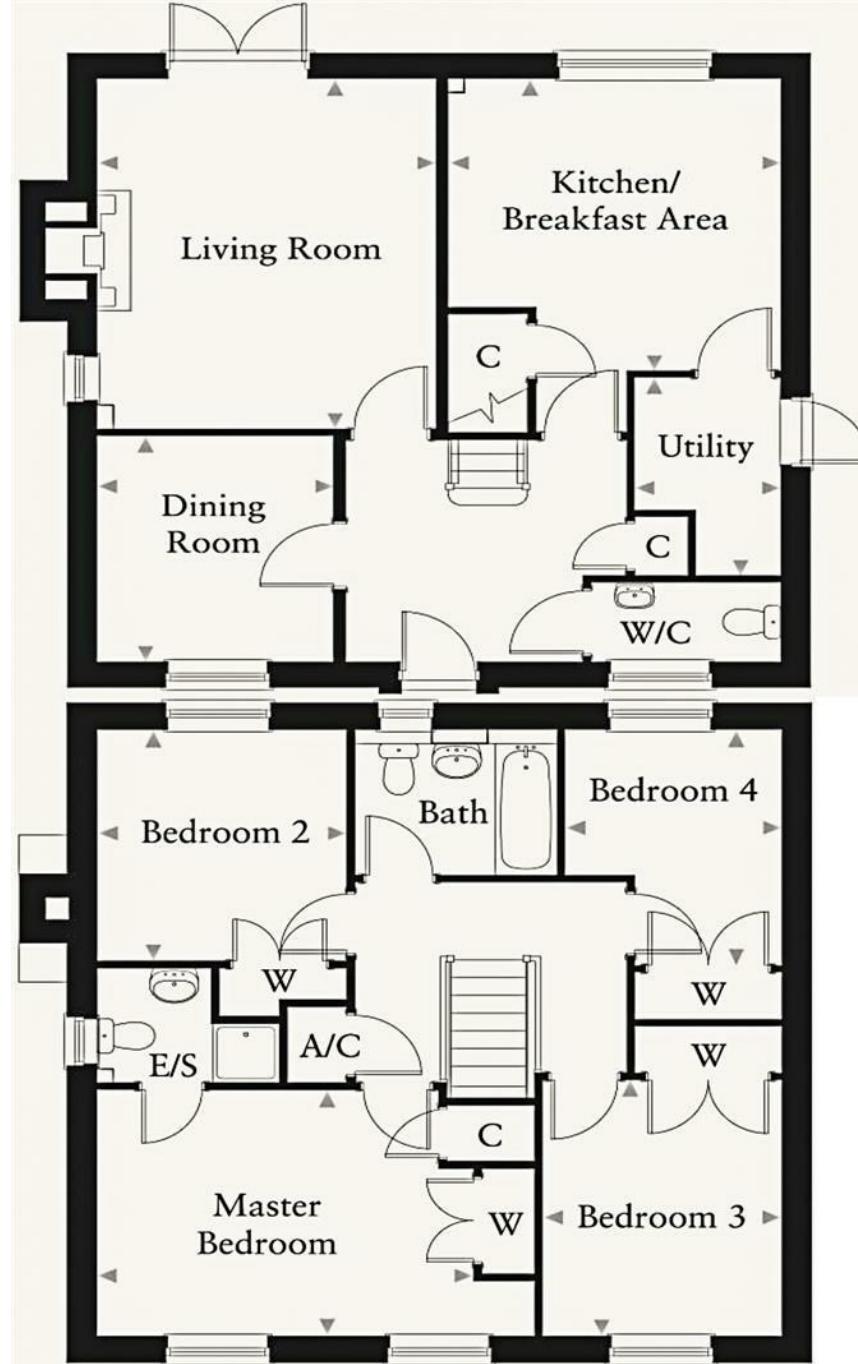
### Outside - Rear

Fully enclosed rear garden - part fencing and part wall, predominantly laid to lawn with a variety of mature plants/shrubs, paved patio area, paved pathway to the side of the property bordered by mature plants/shrubs and leading to a private seating area, outside lighting, outside tap, access to:

### Garage

Converted garage with office space measuring 11'7" x 13'1" with the remaining area for storage. The office benefits from power and lighting with telephone connection point - ideal for home working.





Map data ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	93
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	93
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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