



**2C Newnham Lane**  
**Burwell, Cambridgeshire CB25 0EA**  
**Guide Price £625,000**

## 2C Newnham Lane, Burwell, Cambridgeshire CB25 0EA

An immaculate, greatly improved detached non-estate family home superbly positioned within walking distance of the village centre and all local amenities.

Offering some high quality updated accommodation comprising an entrance hallway, cloakroom, study, living room, an impressive re-fitted 20ft well equipped kitchen/dining room, utility room, master bedroom with en-suite and fitted wardrobes, three further bedrooms and a family bathroom.

Externally the property boasts some delightful, private, well stocked and mature gardens with patio, garden shed and decked area with hot tub (available via separate negotiation) and extensive gravelled driveway to the front for ample parking leading to a detached double garage.

Fabulous family residence. Viewing is essential.

EPC (C)

### Accommodation Details

Part glazed front door with storm porch leading through to:

#### Entrance Hall

With engineered wood flooring, built in storage cupboard, radiator, access and door leading through to:

#### Kitchen/Family/Dining Room 16'5" x 20'6" (5.00m x 6.25m)

Re-fitted kitchen with a contemporary range of eye level and base storage units with granite working top surfaces over, built in double oven, built in microwave oven, separate four ring gas hob with extractor hood over, space for large American style

fridge/freezer, under cupboard feature lighting and feature lighting to ceiling, ample room for dining table and chairs, inset sink unit with mixer tap over, engineered wood flooring, staircase rising to the first floor, radiator, window to the side aspect, French style doors leading to the rear garden, door to utility room, access and door leading through to:

#### Sitting Room 16'5" x 11'1" (5.00m x 3.38m)

With window to the front aspect, sliding patio door to the side aspect leading to the rear garden, feature fireplace to the side, feature recess with shelving, TV aerial connection point, radiator.

#### Study 8'11" x 6'11" (2.72m x 2.11m)

With window to the side aspect, engineered wood flooring, radiator.

#### Utility Room 5'1" x 9'9" (1.55m x 2.97m)

Fitted with a range of eye level and base storage units with working top surfaces over, inset sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, tiled flooring, radiator, window to the side aspect, door to the rear aspect leading to the garden.

#### Cloakroom 4'11" x 6'9" (1.50m x 2.06m)

Comprising low level WC and wash hand basin, radiator, window to the side aspect.

#### First Floor Landing

With window to the side aspect, access to loft space, airing cupboard, radiator, access and door leading through to:

#### Bedroom 1 13'2" x 11'1" (4.01m x 3.38m)

With window to the front aspect, built in wardrobes, radiator, access and door leading through to:

#### En-Suite 8'2" x 5'1" (2.49m x 1.55m)

With suite comprising corner shower enclosure, wash hand basin set on vanity unit and low level WC, part tiled walls, wood effect flooring, radiator, Velux window.

#### Bedroom 2 13'2" x 9'9" (4.01m x 2.97m)

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

#### Bedroom 3 8'11" x 8'1" (2.72m x 2.46m)

With window to the side aspect, radiator.

#### Bedroom 4 8'11" x 8'0" (2.72m x 2.44m)

With window to the side aspect, radiator.

#### Bathroom 8'2" x 5'7" (2.49m x 1.70m)

With suite comprising panel bath with shower over and glass screen, wash hand basin set in vanity unit and low level WC, part tiled walls, wood effect flooring, radiator, Velux window.

#### Outside - Front

Good size gravel frontage allowing offer road parking for a number of vehicles, variety of plants/shrubs, gated access to rear garden, access to:

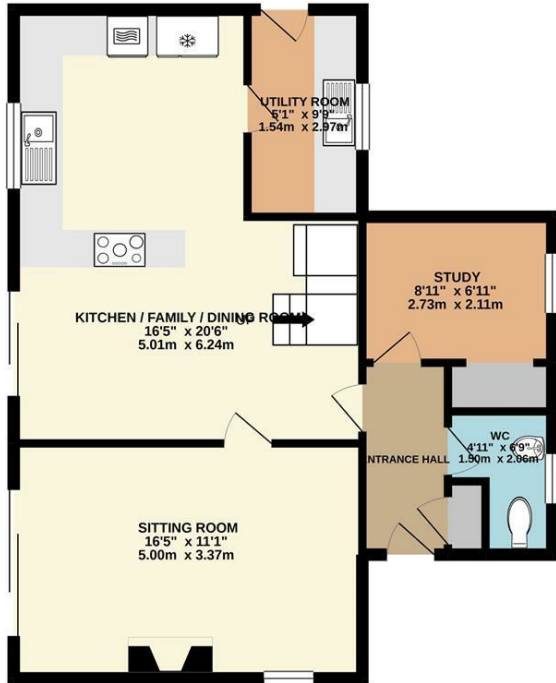
#### Garage

Detached double garages with up and over style doors, power and lighting.

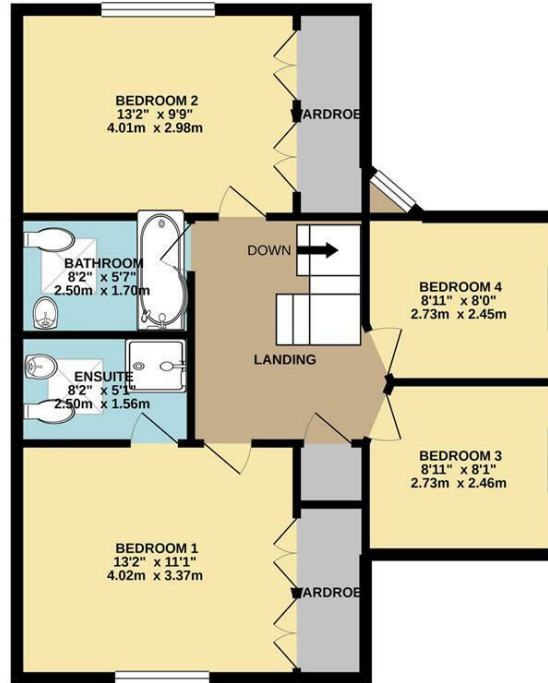
#### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with borders containing an array of mature plants/shrubs, decked seating area to the side with timber pergola over with steps leading down to the lawn, further paved patio/seating area to the rear, large timber built shed/outhouse.

GROUND FLOOR  
655 sq.ft. (60.9 sq.m.) approx.

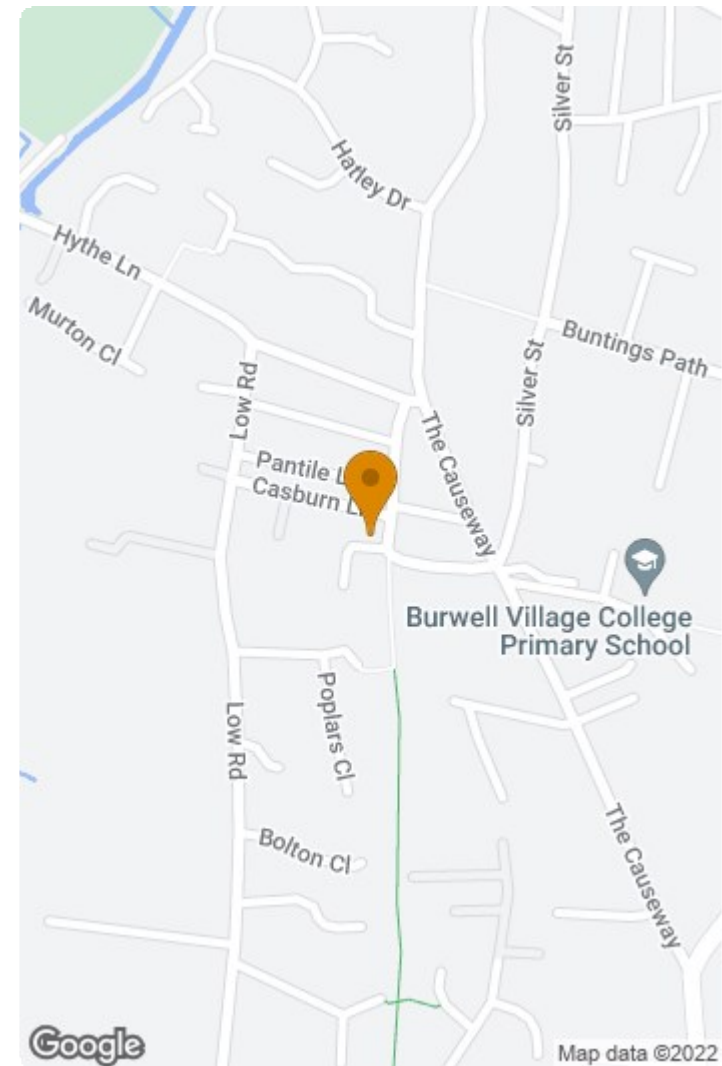


1ST FLOOR  
665 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1320 sq.ft. (122.6 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	81		

Energy Efficiency Rating: A scale from G (1-20) to A (91-100). Current rating is 69, Potential is 81.

Environmental Impact (CO<sub>2</sub>) Rating: A scale from G (1-20) to A (91-100). Current rating is blank, Potential is blank.

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