

**12 Carter Road, Burwell  
Cambridgeshire CB25 0DN  
Guide Price £289,000**

**MA**  
**Morris Armitage**  
**01638 742461**  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)



A most improved and particularly well-proportioned three bedroom semi-detached family home enjoying a good size rear garden, positioned within this established residential area in the centre of this much loved village.

Having been recently updated by the current owners to include new lighting, decorating and complete re-wiring of the property with some spacious, well configured and smartly presented rooms throughout comprising an entrance porch, inner lobby, cloakroom, utility room, a well-equipped modern kitchen/dining room, sitting room with open fireplace, conservatory, three good size bedrooms and first floor family bathroom. Double glazing throughout and a recently updated gas fired central heating system.

Plenty of off road parking to front and extensive, fully enclosed, well - maintained gardens to front and rear with ample decking area.

An internal inspection is thoroughly recommended.

EPC (D)





Accommodation Details

With front door leading through to:

Entrance Hall

With door leading to the rear garden, radiator, access and door leading through to:

Kitchen/Diner

16'5" x 10'8" (5.00m x 3.25m)

Re-fitted kitchen with a range of eye level and base storage units with wood block working top surfaces over, Butler style sink with mixer tap over, space for range oven with extractor hood over, ample room for dining table and chairs, tiled flooring, dimmable room lighting, radiator, window to the front aspect with window seat, window to the rear aspect, access and door leading through:

Lounge

16'5" x 14'11" (5.00m x 4.55m)

With staircase rising to the first floor, wood effect flooring, TV aerial connection point, dimmable room lighting, two radiators, picture window to the front porch with glazed double doors, French style door leading through to:

Conservatory

9'0" x 8'4" (2.74m x 2.54m)

Glazed to all aspects with French style doors leading to the rear garden, tiled flooring.

Utility Room

7'4" x 5'9" (2.24m x 1.75m)

With eye level storage units, working top surface, space and plumbing for washing machine, space and plumbing for dishwasher, space for large fridge/freezer, wall mounted gas fired boiler, tiled flooring, window to the rear aspect.

WC

With low level WC, window with obscured glass to the front aspect.

First Floor Landing

With window to the front aspect, access to loft space, access and door leading through to:

Bedroom 1

10'2" x 9'1" (3.10m x 2.77m)

With window to the rear aspect, airing cupboard, radiator.

Bedroom 2

12'8" x 8'2" (3.86m x 2.49m)

With window to the rear aspect, radiator.

Bedroom 3

9'9" x 7'11" (2.97m x 2.41m)

With window to the front aspect, radiator.

Bathroom

Re-fitted bathroom suite comprising shaped panel bath with plumbed shower over, and glass screen, wash hand basin set in vanity unit, low level WC, tiled walls, tiled flooring, heated towel radiator, window with obscured glass to the front aspect.

Outside - Front

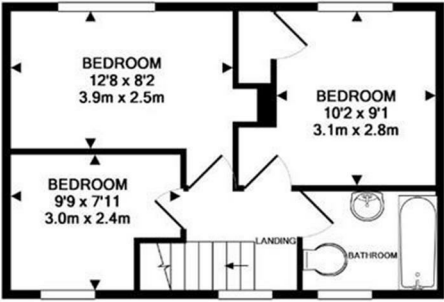
Front garden laid to lawn with beds containing a variety of plants/shrubs, driveway with ample room for off road parking, gated access to rear garden.

Outside - Rear

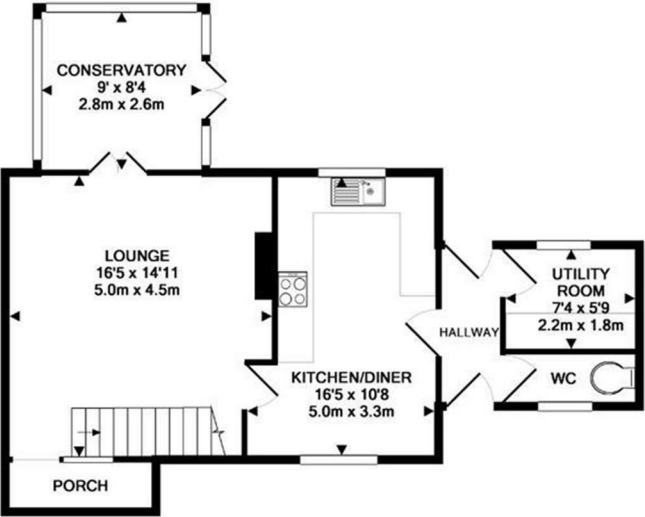
Sizeable and fully enclosed rear garden predominantly laid to lawn with a variety of mature plants/shrubs, paved patio area, extensive split level

decking - part with timber balustrades, timber pagoda, timber built sheds, outside tap, outside lighting.

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



1ST FLOOR  
APPROX. FLOOR  
AREA 379 SQ. FT.  
(35.2 SQ. M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 584 SQ. FT.  
(54.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 963 SQ. FT. (89.5 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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