

**7 Priory Close, Burwell  
Cambridgeshire CB25 0HW**

**£295,000**

**MA**  
Morris Armitage

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A well-presented and expertly extended modern terraced family home tucked away within a popular quiet cul-de-sac, within striking distance to the village centre.

Having undergone a rather superb two storey extension to the rear in recent years, this superb property now comprises generously proportioned and tastefully decorated accommodation comprising of an entrance hall, sitting room, dining room, a good size kitchen/breakfast room with utility area, study/playroom, three good size bedrooms and a family bathroom.

This property benefits from gardens to front and rear, garage and additional off-road parking.

Excellent value for money.

EPC (C)



**Accommodation Details**

Part glazed front door leading through to:

**Entrance Hall**

With staircase rising to the first floor, access and door leading through to:

**Sitting Room**

15'2" x 13'9" (4.62m x 4.19m)

With window to the front aspect, brick built fireplace to the side housing coal effect electric fire, TV aerial connection point, radiator, opening leading through to:

**Dining Room**

8'1" x 9'8" (2.46m x 2.95m)

With radiator, double glazed doors leading through to:

**Play Room**

7'11" x 9'5" (2.41m x 2.87m)

With radiator, French style doors leading to the rear garden.

**Kitchen/Breakfast Room**

10'0" x 9'0" (3.05m x 2.74m)

Re-fitted kitchen with a range of eye level and base storage units with wood effect working top surfaces over, inset sink unit with mixer tap over, built in oven, separate four ring gas hob with extractor hood over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, tiled flooring, breakfast bar, window to the rear aspect, part glazed door leading to the rear garden.

**First Floor Landing**

With access to loft space, built in cupboard, airing cupboard, access and door leading through to:

**Bedroom 1**

9'11" x 11'5" (3.02m x 3.48m)

With radiator, sun tunnel in ceiling, opening leading through to:

**En-Suite**

7'11" x 9'5" (2.41m x 2.87m)

With suite comprising shower enclosure, wash hand basin set in vanity unit and low level WC, part tiled walls, wood effect flooring, heated towel rail, window to the rear aspect.

**Bedroom 2**

8'11" x 9'11" (2.72m x 3.02m)

With window to the front aspect, radiator.

**Bedroom 3**

9'3" x 6'7" (2.82m x 2.01m)

With window to the front aspect, radiator.

**Bathroom**

Re-fitted suite comprising panel bath with plumbed shower over, wash hand basin set in vanity unit, low level WC, part tiled walls, wood effect flooring, heated towel rail, window to the rear aspect.

**Outside - Front**

Front garden planted with a variety of plants/shrubs, pathway leading to the front door.

**Outside - Rear**

Fully enclosed, landscaped rear garden with beds containing a variety of plants/shrubs, lawn area, fish pond, paved patio area with pathway leading to the rear of the garden, timber built shed, gated rear access.

GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		70
(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		
(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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