# 23 Melford Close, Burwell
# Cambridgeshire CB25 0JG
## £335,000

**Morris Armitage**

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www.morrisarmitage.co.uk

A stunning, light and airy detached family home proudly standing towards the end of a no through road within a popular residential development close to the centre of the village and all amenities.

Offering well-presented living accommodation consisting of entrance porch, cloakroom, kitchen, dining room, living room with superb bay window, three bedrooms, (two good size doubles with fitted wardrobes), en-suite shower room to master bedroom and an extended family bathroom.

Complete with a private, low maintenance rear garden, laid to artificial lawn and is a fully enclosed with side access to garage and complete with driveway parking.

Outstanding home – viewings essential.

EPC (D)

## Accommodation Details
Front door leading through to:

### Entrance Porch
With glazed panels, part glazed door leading through to:

### Dining Room
11'0" x 13'6" (3.35m x 4.11m)
With windows to the front and side aspects, wood effect flooring, staircase rising to the first floor, radiator, opening leading through to kitchen, access and door leading through to:

### Inner Hall
With built in cupboard, door to cloakroom, access and door leading through to:

### Living Room
17'10" x 9'10" (5.44m x 3.00m)
With bay window to the rear aspect, sliding patio doors leading to the rear garden, wood effect flooring, TV aerial connection point, radiator.

### Kitchen
7'2" x 10'8" (2.18m x 3.25m)
Fitted with a range of eye level and base storage units with granite effect working top surfaces over, space for cooker, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, wood effect flooring, radiator, window to the front aspect, door to the side aspect.

### Cloakroom
7'2" x 2'10" (2.18m x 0.86m)
Comprising low level WC and wash hand basin, wood effect flooring, window to the side aspect.

### First Floor Landing
With access to loft space, access and door leading through to:

### Bedroom 1
12'0" x 10'8" (3.66m x 3.25m)
With window to the front aspect, built in wardrobes, radiator, access and door leading through to:

### En-Suite
5'9" x 8'8" (1.75m x 2.64m)
Comprising shower cubicle, wash hand basin and low level WC, heated towel rail, part tiled walls, window to the side aspect.

### Bedroom 2
9'5" x 9'8" (2.87m x 2.95m)
With window to the rear aspect, built in wardrobe, radiator.

### Bedroom 3
8'5" x 6'1" (2.57m x 1.85m)
With window to the rear aspect, radiator.

### Bathroom
5'9" x 6'7" (1.75m x 2.01m)
With suite comprising panel bath with mixer taps/shower attachment, wash hand basin, low level WC, heated towel rail, wood effect flooring, window to the side aspect.

### Outside - Front
Front garden laid to lawn with a variety of mature plants/shrubs, block paved pathway to the front door, gated access to rear garden, driveway leading to:
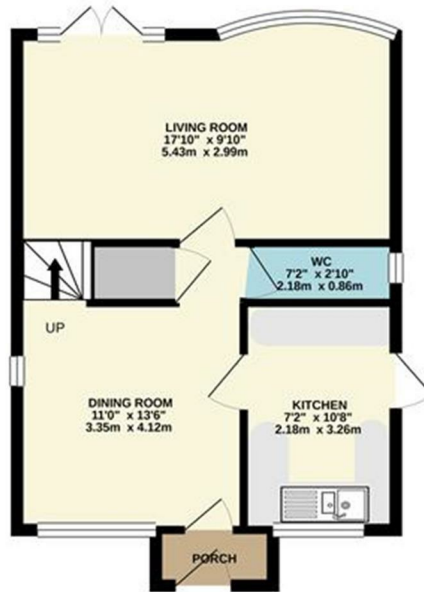
### Garage
Single garage with up and over style door, power and lighting, pedestrian door to the side.
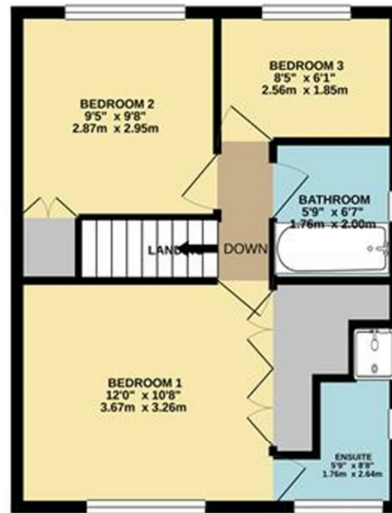
### Outside - Rear
Fully enclosed rear garden laid with artificial grass, block paved patio area, outside lighting.

**GROUND FLOOR**
435 sq.ft. (40.4 sq.m.) approx.

LIVING ROOM
17'10" x 9'10"
5.43m x 2.99m

WC
7'2" x 2'10"
2.18m x 0.86m

UP

DINING ROOM
11'0" x 13'6"
3.35m x 4.12m

KITCHEN
7'2" x 10'8"
2.18m x 3.26m

PORCH

**1ST FLOOR**
416 sq.ft. (38.6 sq.m.) approx.

BEDROOM 2
9'5" x 9'8"
2.87m x 2.95m

BEDROOM 3
8'5" x 6'1"
2.56m x 1.85m

BATHROOM
5'9" x 6'7"
1.76m x 2.00m

LANDING    DOWN

BEDROOM 1
12'0" x 10'8"
3.67m x 3.26m

ENSUITE
5'9" x 8'8"
1.76m x 2.64m

TOTAL FLOOR AREA : 850 sq.ft. (79.0 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 | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (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$_2$) Rating

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 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 CO2 emissions | | |

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