



**6 Appletree Grove
Burwell, Cambridgeshire CB25 0BF
Guide Price £375,000**

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6 Appletree Grove, Burwell, Cambridgeshire CB25 0BF

A modern and extended 4 bedroom semi-detached family home standing within a quiet and popular residential cul-de-sac enjoying a pleasant outlook overlooking a small open green to front.

Well proportioned versatile living space throughout include a spacious entrance hall, cloakroom, kitchen open to the dining room, utility room, living room, four bedrooms (interlinking bedrooms with bedroom two through to bedroom three) and a family bathroom.

Complete with an attractive, fully enclosed south facing rear garden, gated to side aspect and access to a detached converted garage, used as a superb office facility with cloakroom. Plenty of parking to front.

Viewing is highly recommended. No onward chain.

****Agents Note - The property is currently tenanted and the pictures are a representation of the property vacant prior to commencement of tenancy in Autumn 2021 ****

Council Tax Band D (East Cambridgeshire)

EPC (D)

Accommodation Details

Entrance Hall

Part glazed door opening into entrance hall, staircase rising to first floor, wood flooring, radiator, doors and access through to:

Cloakroom

Suite comprising low lever WC and hand wash basin, tiled splashback, wood flooring, electric fuse box, extractor fan.

Living Room 14'9" x 13'3" (4.50 x 4.06)

A spacious 'L' shaped room with windows to the front aspect, television & telephone connection points, wood flooring, radiator.

Kitchen 9'6" x 6'5" (2.90 x 1.96)

Fitted with a matching range of base and eye level storage units with work surfaces over, stainless steel sink and drainer with mixer tap, part tiled walls, built in electric oven with gas hob and extractor hood above, space for under counter fridge freezer, tiled floor, window to the rear aspect.

Dining Room 8'3" x 5'8" (2.54 x 1.73)

French style doors leading to rear garden, radiator, vinyl flooring.

Utility Room

A spacious utility room fitted with base and eye level storage units with working top surfaces over and tiling to splash back areas, inset stainless steel sink and drainer with mixer tap over, double glazed window to the side aspect, plumbing for automatic washing machine, space for additional white goods, radiator and coving.

First Floor Landing

Carpeted flooring, radiator, doors and access through to:

Bedroom 1 11'1" x 8'0" (3.40 x 2.46)

Built in cupboard, television and telephone connection points, loft access, carpeted flooring, radiator, window to the front aspect.

Bedroom 2 9'4" x 8'0" (2.87 x 2.46)

Airing cupboard housing hot water cylinder and shelving for storage, window to the rear aspect, door leading through to Bedroom 3.

Bedroom 3 15'8" x 6'3" (4.78 x 1.91)

Carpeted flooring, radiator, windows to the rear aspect.

Bedroom 4 8'2" x 6'5" (2.51 x 1.96)

Carpeted flooring, recessed LED lighting, radiator, window to the front aspect.

Bathroom

Suite comprising low level WC, pedestal hand wash basin and panelled bathtub with shower over and

shower screen, part tiled walls, extractor fan, tiled splashbacks, radiator, obscured window to the rear aspect.

Outside - Front

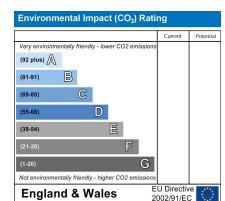
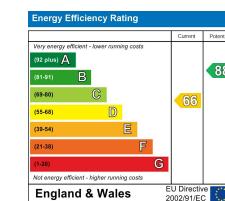
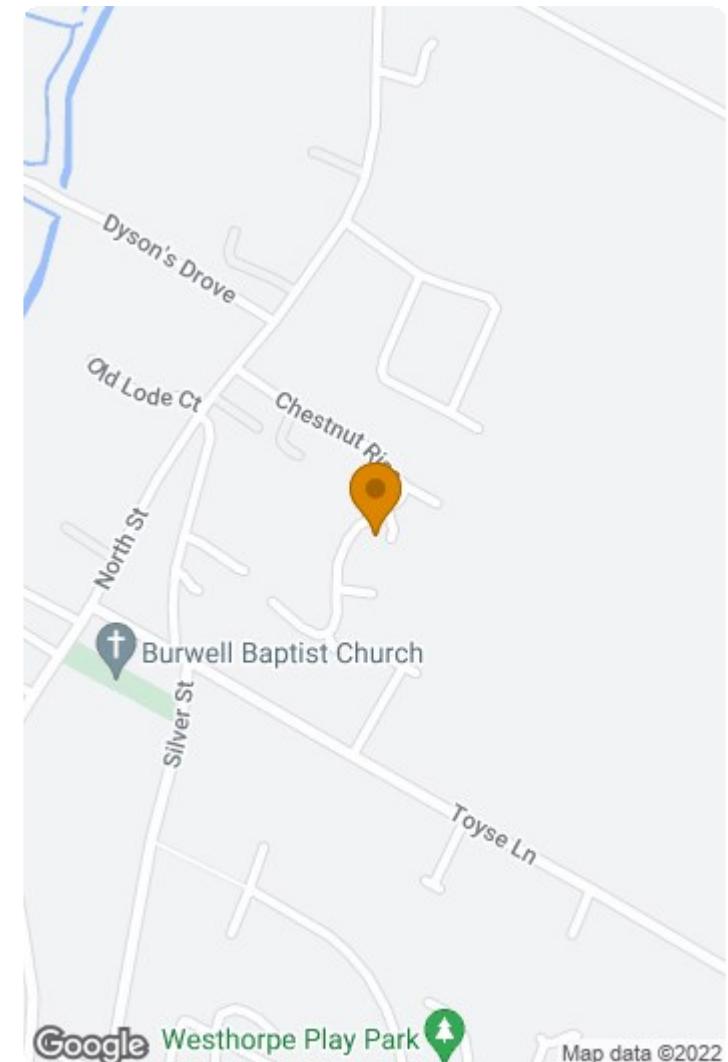
Front and side garden are mainly laid to lawn with shrub borders, pathway leading to front door, driveway providing off road parking, gate leading to rear garden.

Outside - Rear

South facing rear garden with gated access to the side aspect of the garden, patio seating area the remainder of the garden laid to lawn, outside tap, timber shed, door to garage

Garage

With up and over style door to the front, power and lighting connected, and currently converted to office facility with cloakroom including WC and wash hand sink basin. Door to side leads to garden.



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