



4 Murton Close
Burwell, Cambridgeshire CB25 0DT
Guide Price £355,000

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A modern and detached family home standing within a quiet and well regarded cul-de-sac and set within close proximity to the centre of this highly regarded village.

Accommodation includes entrance hall, cloakroom, living room/dining room, kitchen, conservatory, three bedrooms and a family bathroom. Benefiting from a brand new central heating system with 10 year guarantee and double glazing throughout.

Completion with a fully enclosed rear and side garden, off road parking and a garage.

Offered for sale with the distinct advantage of NO ONWARD CHAIN.

Council Tax Band D (East Cambridgeshire)
EPC (C)

Accommodation Details

Front door with storm canopy leading through to:

Entrance Hall

Staircase rising to first floor, doors and access through to:

Living/Dining Room 24'5" x 12'6" (7.45m x 3.83m)

Living Area - Television aerial connection point, radiator, carpeted flooring, window to the side aspect.

Dining Area - Space for dining table and chairs, radiator, wood effect flooring, sliding doors leading out to conservatory, part glazed door through to:

Conservatory 10'7" x 10'3" (3.23m x 3.12m)

Triple aspect room creating a bright open space with views of the garden, tiled flooring, door leading out to garden.

Kitchen 10'4" x 7'11" (3.15m x 2.41m)

Fitted with a range of eye level and base storage units with work surfaces

over, resin sink with drainer and mixer tap over, space for oven, space and plumbing for washing machine, space for under counter fridge freezer, tiled splash backs, radiator, tile effect flooring, window to the side aspect.

Cloakroom 5'4" x 2'11" (1.63m x 0.89m)

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

First Floor Landing

Airing cupboard, doors and access through to:

Bedroom 1 13'0" x 8'9" (3.97m x 2.68)

Built in wardrobes and storage, radiator, window to the side aspect.

Bedroom 2 10 x 8'10 (3.05m x 2.69m)

Built in wardrobe, radiator, window to the side aspect.

Bedroom 3 9'10" x 6'9" (3.02m x 2.06m)

Storage cupboard, window to the front aspect, radiator.

Shower Room 6'9" x 6'1" (2.06m x 1.87m)

Suite comprising concealed unit WC, hand wash basin with vanity surround and shower cubicle, heated towel rail, obscured window to the side aspect.

Outside - Front

Driveway leading up to garage and access to front door.

Outside - Rear

Wrap around garden laid mainly to lawn with stepping stone pathway, mature beds filled with a variety of flowers, plants and shrubs, patio area, timber fencing and gated access to the side of the property.

Garage 27'1" x 11'5" (8.28m x 3.49m)

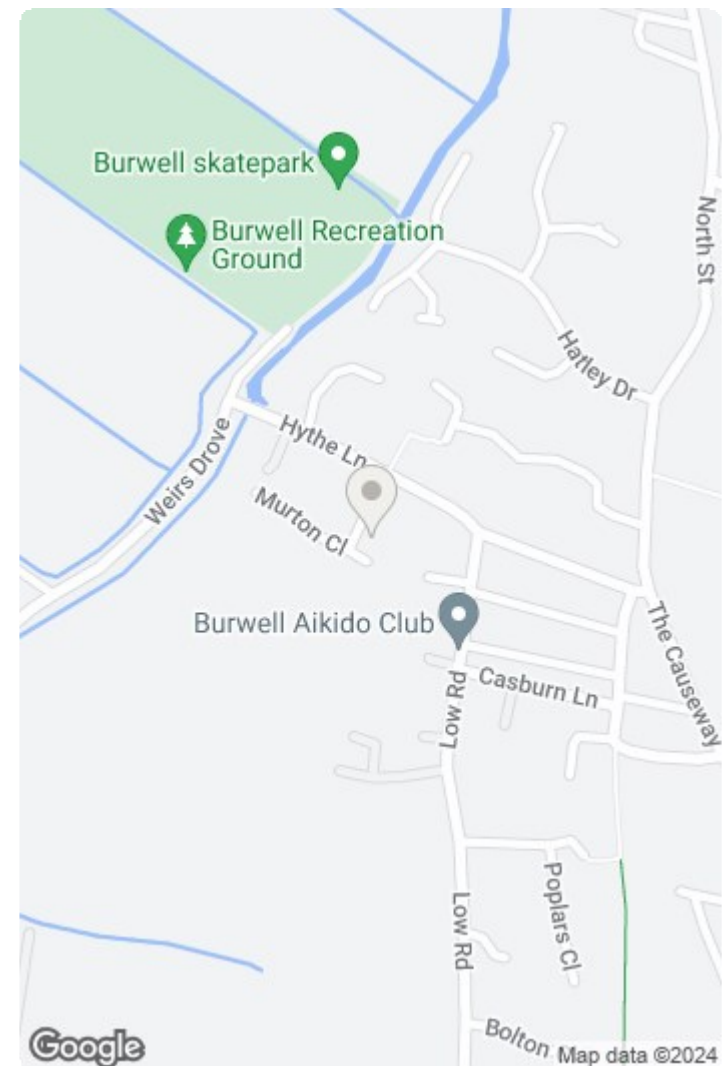
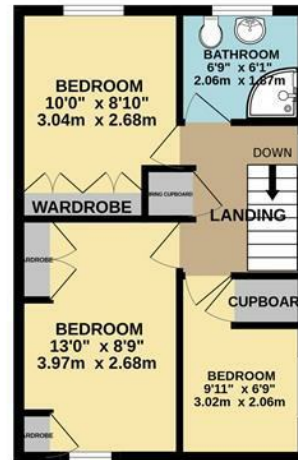
Extended garage with up and over door, power and lighting, window to the rear aspect, currently used as workshop. Pedestrian door to the side aspect.



GROUND FLOOR
743 sq.ft. (69.1 sq.m.) approx.



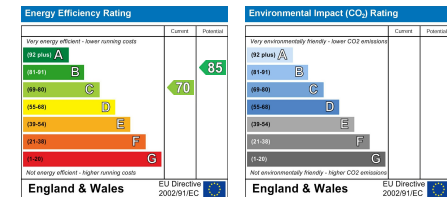
1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



4 MURTON CLOSE, BURWELL, CAMBRIDGE, CB25 0DT

TOTAL FLOOR AREA: 1124 sq.ft. (104.4 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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