



**18 Burghley Rise**  
**Burwell, Cambridgeshire CB25 0RS**  
**Asking Price £495,000**

## 18 Burghley Rise, Burwell, Cambridgeshire CB25 0RS

An extended modern and superbly presented detached family home standing at the end of a quiet cul-de-sac and set within this highly regarded and sought after village.

This property has enjoyed a rolling programme of improvements by the current owners and offers accommodation to include entrance hall, refitted cloakroom/shower room, dining room, refitted kitchen/breakfast room, sizable extended living room, four good size bedrooms (master bedroom with refitted shower room) and a refitted family bathroom. Benefiting from double glazed and gas fired central heating.

Externally the property offers a lovely and fully enclosed landscaped south west facing garden, covered areas providing an additional feature and substantial outhouse with built in swim/spa. Double garage and additional parking to front.

**OUTSTANDING FAMILY HOME – VIEWING IS HIGHLY RECOMMENDED**

EPC (TBC)  
Council Tax Band E (East Cambridgeshire)

### Accommodation Details

#### Entrance Hall

Storage cupboard, window to the side aspect, doors to:

#### Cloak/Shower Room

Comprising walk in shower with glass enclosure, concealed unit WC and hand wash basin with storage under, heated towel rail, tiled walls and flooring, recessed ceiling lighting, obscured window to the front aspect.

#### Dining Room 12'11 x 10'2 (3.94m x 3.10m)

With staircase rising to the first floor, wood flooring, radiator, window to the front aspect, leading into:

#### Sitting Room 18'9 x 11'4 (5.72m x 3.45m)

Feature log burning stove, storage cupboard, windows to the rear aspect, French doors opening out onto the garden.

#### Kitchen 12'2 x 11'0 (3.71m x 3.35m)

Fitted with a modern range of high level and base storage unit with granite working top surfaces over and under counter lighting, black resin sink with drainer and mixer tap over, built in appliances to include fridge freezer, dishwasher, and double oven, separate black glass hob and contemporary extractor above, tiled splashbacks, wood flooring, recessed ceiling down lighters, window to the rear aspect, door leading out to rear garden.

#### Study 10'9 x 8'6 (3.28m x 2.59m)

With window to the front aspect, storage cupboard, radiator.

#### First Floor Landing

Storage cupboard, doors and access to:

#### Master Bedroom 12'1 x 10'11 (3.68m x 3.33m)

With two fitted wardrobes, window to the front aspect, radiator, door to:

#### Ensuite Shower Room 8'10 x 6'11 (2.69m x 2.11m)

Suite comprising low level WC, built in hand wash basin with storage surround and walk in shower with drench head, handset, alcove shelving and glass enclosure, heated towel rail, tiled walls and flooring, recessed ceiling lighting, obscured window to the front aspect.

#### Bedroom 2 11'7 x 9'7 (3.53m x 2.92m)

Built in wardrobes, window to the rear aspect, radiator.

#### Bedroom 3 9'2 x 8'11 (2.79m x 2.72m)

With window to the rear aspect, built in cupboard, radiator.

#### Bedroom 4 9'0 x 8'6 (2.74m x 2.59m)

With window to the front aspect, radiator.

#### Bathroom

Suite comprising low level WC, hand wash basin with storage under and bath with shower attachment, part tiled walls, heated towel rail, tiled flooring, obscured window to the rear aspect.

#### Outside - Front

The front garden is laid to lawn with shrub borders, block paved pathways and drive.

#### Outside - Rear

Fully enclosed landscaped south west facing garden with covered areas, raised planters and decking.

#### Outhouse

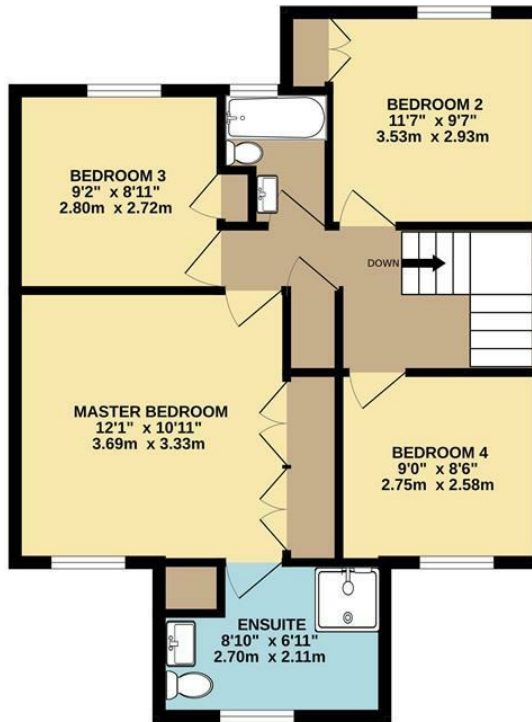
Substantial outhouse with built in swim/spa and roof window.

#### Double Garage

With up and over doors, pedestrian door to the side aspect.

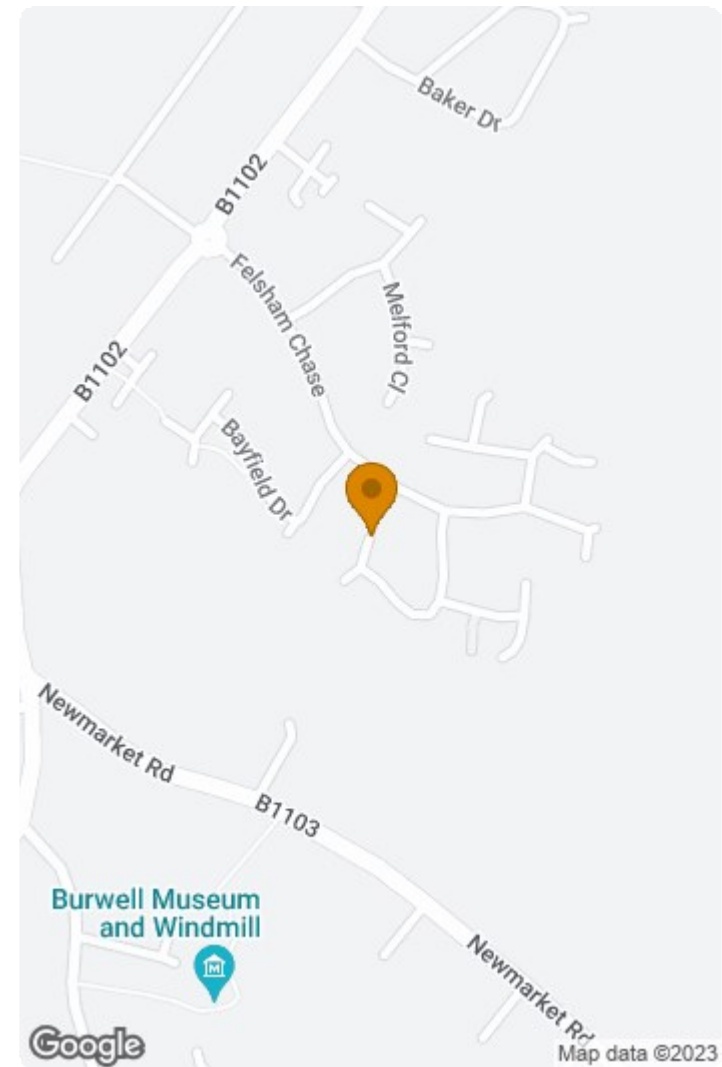
GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR  
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 1265 sq.ft. (117.5 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	A		
B			
C			
D			
E			
F			
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	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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