



**Burghley Rise**  
**Burwell, Cambridgeshire CB25 0RS**  
**Guide Price £479,000**



## Burghley Rise, Burwell, Cambridgeshire CB25 0RS

Situated in a highly regarded location within the ever popular village of Burwell, this four bedroom detached home offers spacious and flexible accommodation.

This beautiful family home offers accommodation comprising a sitting room, separate dining room, kitchen, study and cloakroom to the ground floor and to the first floor, four bedrooms (with en-suite to the master bedroom) and family bathroom.

Externally, this corner plot offers a fully enclosed, part walled rear garden, driveway parking and double garage.

Viewing is absolutely essential.

### Accommodation Details

#### Entrance Hall

With part glazed entrance door, staircase rising to the first floor, storage cupboard, radiator.

#### Sitting Room 14'1" x 11'1" (4.31 x 3.40)

Feature fireplace, TV aerial connection point, radiator, Karndean flooring, bay window to the side aspect, window to rear aspect, fitted shutters, French doors lead to out rear garden.

#### Dining Room 12'8" x 9'4" (3.87 x 2.86)

With bay window to rear aspect, radiator.

#### Kitchen 12'4" x 12'0" (3.78 x 3.68)

Fitted with a matching range of eye level and base storage units with working top surfaces over, one and a half bowl sink unit with drainer and mixer tap, tiled splashbacks, built-in oven, four ring hob with extractor above, plumbing for washing machine, space for dishwasher and tumble dryer, radiator, window to side aspect, door leading out to the rear garden, further door leading to integral double garage.

#### Study 6'4" x 6'4" (1.95 x 1.95)

With window to front aspect, fitted shutters, radiator.

#### Cloakroom

Comprising low level WC, hand wash basin set into vanity unit, sensor lighting, heated towel rail, obscured window to front aspect.

### FIRST FLOOR

#### Landing

Access to loft space, radiator, doors to@

#### Bedroom 1 17'8" x 12'0" (5.41 x 3.66)

Two storage cupboards, built-in wardrobe, two windows to side aspect, fitted shutters, door to:

#### Ensuite

Suite comprising low level WC, hand wash basin set into vanity unit and large shower enclosure with glass sliding door, waterfall and handset shower attachment, heated towel rail, obscured window to side aspect.

#### Bedroom 2 11'8" x 10'9" (3.56 x 3.30)

With two windows to rear aspect, radiator.

#### Bedroom 3 11'2" x 7'7" (3.42 x 2.32)

With a window to rear aspect, radiator.

#### Bedroom 4 8'9" x 6'1" (2.67 x 1.86)

With door to over stairs cupboard, window to front aspect, fitted shutters, radiator.

#### Bathroom

Suite comprising low level WC, hand wash basin set into vanity unit with storage under, bath with waterfall and hand shower attachment over and glass screen, fully tiled walls, heated towel rail, obscured window to rear aspect.

#### Outside - Front

The front of the property is approached via a gravelled driveway providing off road parking.

#### Outside - Rear

Fully enclosed rear garden, laid mainly to lawn, patio areas, shrub borders, part walled and fenced surround, gated access to front of the property.

#### Double Garage

Integral double garage with two up and over electric doors, connected to power and lighting, wall mounted gas boiler, windows to side aspect

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 113 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 100Mbps download, 100Mbps upload

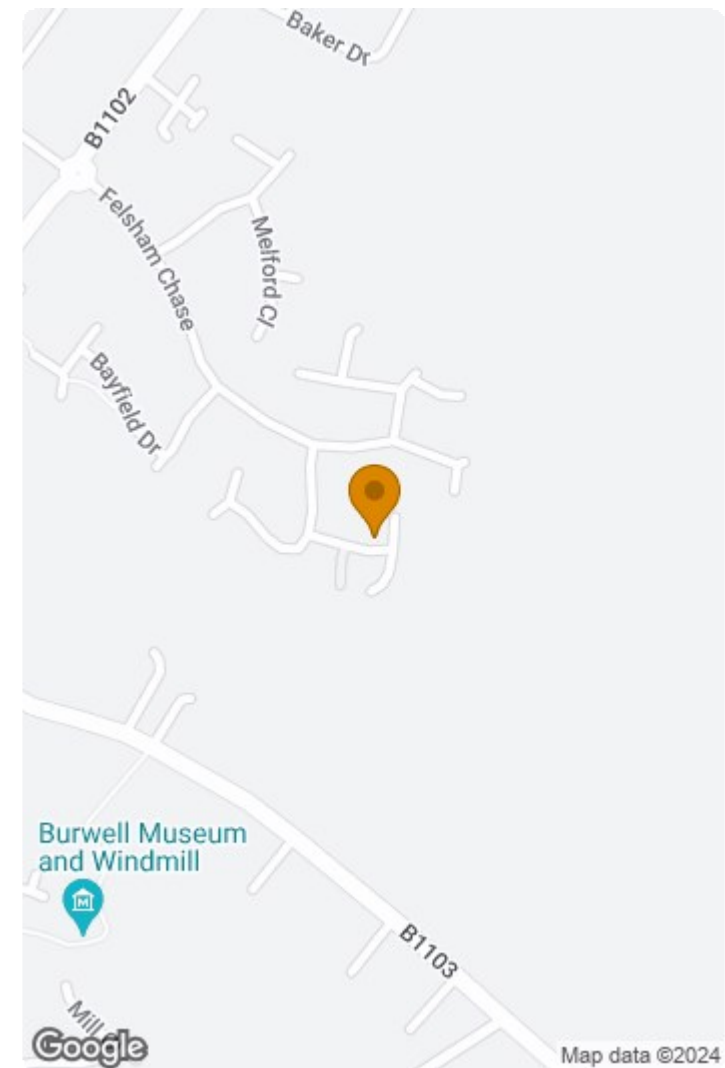
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR



1ST FLOOR



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		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 70 (Current), 80 (Potential)

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