



Kentwell Place
Burwell, CB25 0RT
Guide Price £499,950

A modern, detached family home located within the centre of this desirable village, offered for sale with the distinct advantage of NO ONWARD CHAIN and ideally located for access to local schooling and village amenities.

This property enjoys good size accommodation throughout to include an entrance porch, entrance hall, triple aspect living room, separate dining room, kitchen/breakfast room, study, cloakroom, four bedrooms (with en-suite to the master and bedroom two) and a family bathroom.

Complete with a double garage, parking to the front and well maintained, mature rear garden.

Viewing is highly recommended.

EPC (C)

Council Tax Band E (East Cambs)

Accommodation Details

Glazed front door leading through to:

Entrance Porch

With glazed panel to the front aspect, door leading through to:

Entrance Hall

With staircase rising to the first floor, radiator, door leading through to:

Sitting Room 13'10" x 11'9" (4.22m x 3.58m)

Triple aspect room with bay windows to the side and rear aspects and French style doors leading to the rear garden, TV aerial connection point, radiator.

Dining Room 12'1" x 9'7" (3.68m x 2.92m)

With sliding patio doors leading to the rear garden, built in cupboard, radiator, door leading through to:

Kitchen/Breakfast Room 18'9" x 10'6" (5.72m x 3.20m)

Fitted with a range of eye level and base storage units with working top surfaces over, space for electric oven with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for tumble dryer, space for fridge/freezer, ample room for dining table and chairs, inset sink unit with mixer tap over, tile splashbacks, vinyl flooring, radiator, windows to the rear and side aspects, door leading to:

Inner Hall

With door to the rear aspect leading to the garden and door leading to the garage.

Study 8'9" x 5'11" (2.67m x 1.80m)

With window to the front aspect, radiator.

Cloakroom 5'8" x 3'7" (1.73m x 1.09m)

Comprising low level WC and wash hand basin, radiator, window with obscured glass to the front aspect.

First Floor Landing

With access to loft space, window to the front aspect, access to all rooms.

Bedroom 1 14'0" x 12'1" (4.27m x 3.68m)

With two windows to the side aspect, built in wardrobes, built in storage cupboard, radiator, opening leading through to:

En-Suite 9'5" x 6'4" (2.87m x 1.93m)

With suit comprising panel bath, wash hand basin and low level WC, part tiled walls, radiator, airing cupboard, window with obscured glass to the side aspect, opening leading to landing.

Bedroom 2 13'10" x 11'9" (4.22m x 3.58m)

With window to the rear aspect, built in wardrobes, radiator, door leading through to:

En-Suite 5'8" x 5'0" (1.73m x 1.52m)

With suite comprising shower enclosure, wash hand basin and low level WC, part tiled walls, radiator, window with obscured glass to the rear aspect.

Bedroom 3 9'4" x 9'3" (2.84m x 2.82m)

With window to the rear aspect, radiator.

Bedroom 4 8'9" x 8'3" (2.67m x 2.51m)

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

Bathroom 6'3" x 5'5" (1.91m x 1.65m)

With suite comprising panel bath, wash hand basin and low level WC, part tiled walls, radiator, extractor.

Outside - Front

Gravel frontage with paved pathway to the front door, access to:

Garage 15'9" x 15'6" (4.80m x 4.72m)

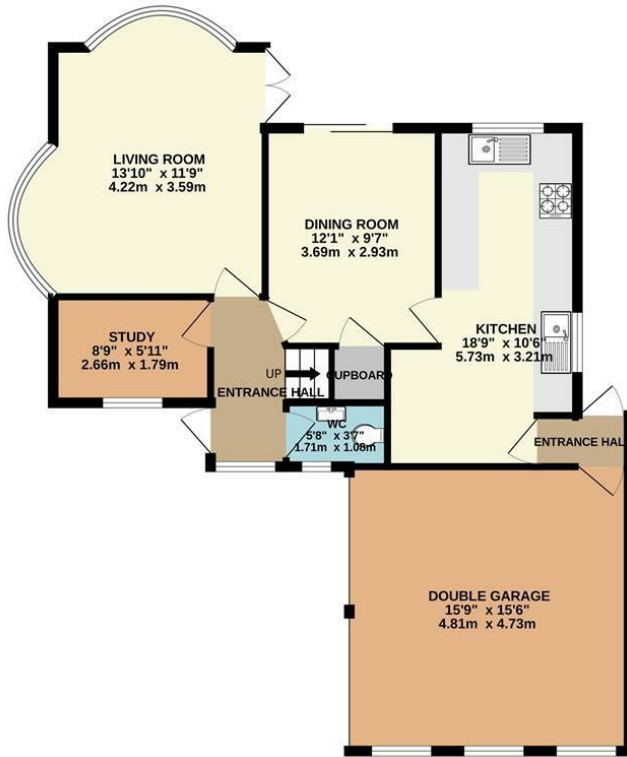
Brick build double garage with up and over style doors, windows to the side aspect, power and lighting connected.

Outside - Rear

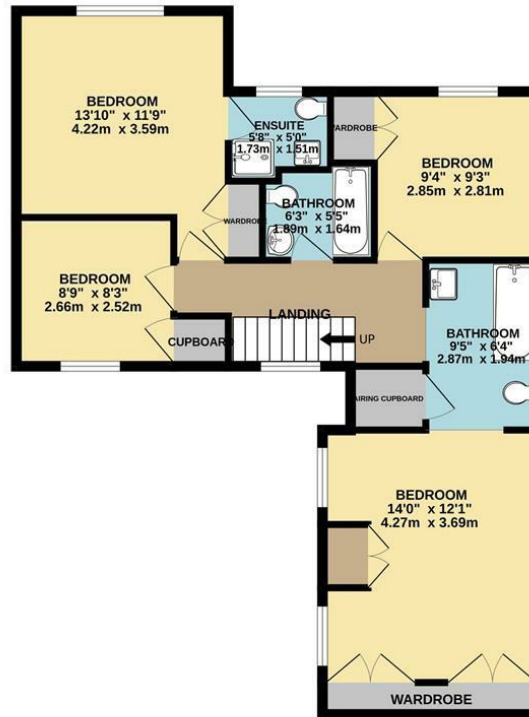
Fully enclosed rear garden predominantly laid to lawn and bordered by a huge variety of mature plants/shrubs, timber built garden shed, outside tap.



GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



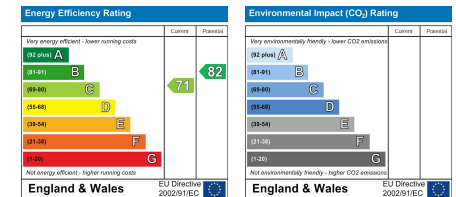
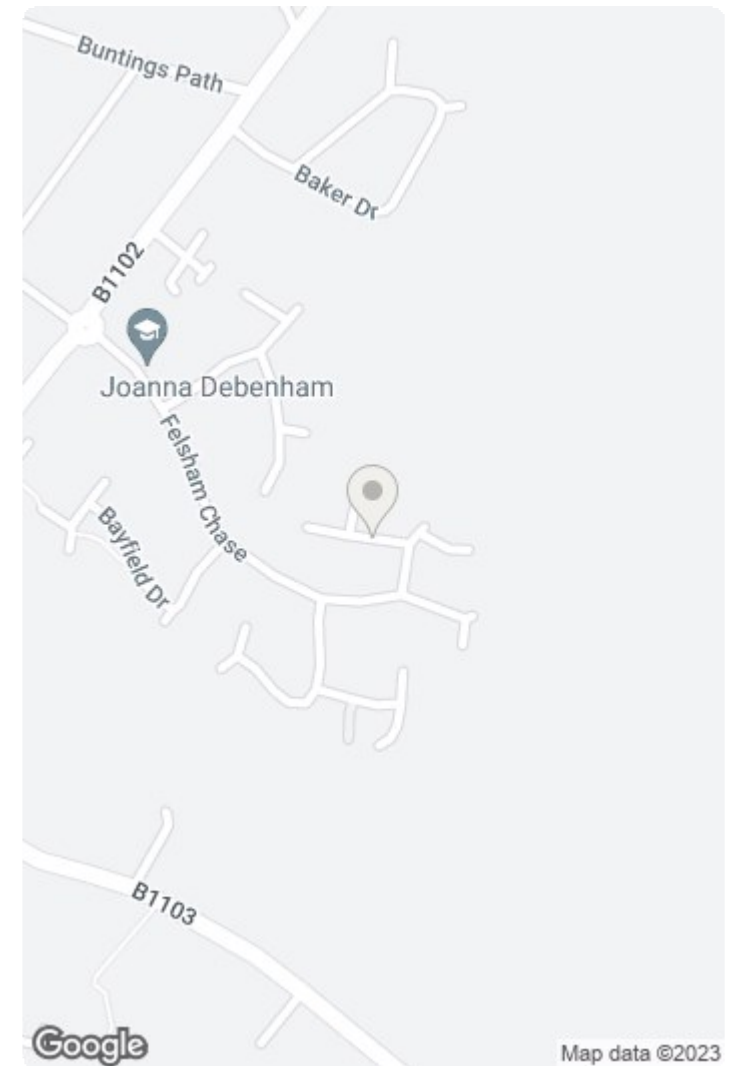
1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.8 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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