



Felsham Chase
Burwell, CB25 0JP
Offers In Excess Of £485,000

Felsham Chase, Burwell, CB25 0JP

A stylishly presented modern and detached family home set within the heart of this well served village and enjoying partly walled rear garden.

Cleverly designed, this property boasts accommodation to include an entrance porch, living room, dining room, study, superb re-fitted kitchen, four generous size bedrooms (with en-suite to master) and a re-fitted bathroom.

Externally the property offers a fully enclosed rear garden with extensive patio area and useful gym/studio.

Superb family home - viewing is highly recommended.

EPC C
Council Tax E (East Cambs)

Entrance Hall

Laid LVT flooring, cupboard housing wall mounted gas fired boiler, radiator and window to the side.

Kitchen 12'0" x 11'5" (3.66m x 3.48m)

Modern fitted kitchen with a range of matching eye and base level storage units with working tops over, ceramic sink and drainer with mixer tap, splashback areas, kitchen island, five-ring gas burner hob with extractor hood above, space and plumbing for fridge/freezer, washing machine, tumble dryer and dishwasher. Window and door to the rear aspect.

Living Room 14'9" plus bay x 11'3" (4.52m plus bay x 3.45m)

Generous sized living room with TV connection point, radiator, bay window to the the rear aspect and door out to the rear garden.

Dining Room 13'3" x 10'0" (4.06m x 3.07m)

With staircase rising to the first floor, radiator, window to the front aspect.

Study 10'4" x 7'10" (3.15m x 2.39m)

Laid LVT flooring, radiator and window to the front aspect.

WC

Low level WC, wash basin, radiator and obscured window to the front aspect.

First Floor Landing

With radiator and loft access hatch.

Bedroom 1 12'0" x 9'10" (3.68m x 3.02m)

Double bedroom with built in wardrobes, radiator, window to the front aspect and door through to the:

Ensuite

Three piece suite comprising of a low level WC, wash basin with vanity under, walk-in shower, panelled bath with shower attachment, tiled walls and flooring and window to the front aspect.

Bedroom 2 12'0" x 9'4" (3.68m x 2.87m)

Double bedroom with built-in wardrobes, radiator and window to the rear aspect.

Bedroom 3 9'3" x 8'5" (2.84m x 2.59m)

With storage cupboard, radiator and window to the rear aspect.

Bedroom 4 9'4" x 7'8" (2.87m x 2.34m)

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

Bathroom

Three piece suite comprising of a low level WC, wash basin with vanity under, panelled bath with wall mounted shower, part tiled walls and window to the rear aspect.

Outside - Rear

Predominately laid to lawn with paved patio area, raised timber flower beds and outdoor tap.

Outside - Front

Laid to lawn area with mature shrubs and trees, parking spaces for up to two vehicles, and side pedestrian gate.

Garage/Gym

Power and lighting, laid LVT flooring, radiator and garage storage to the front.

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 - 134 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

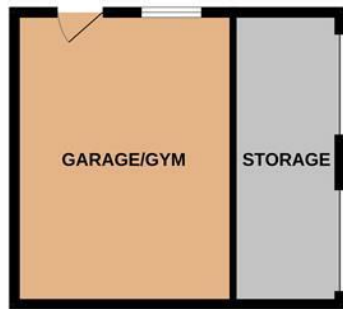
Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

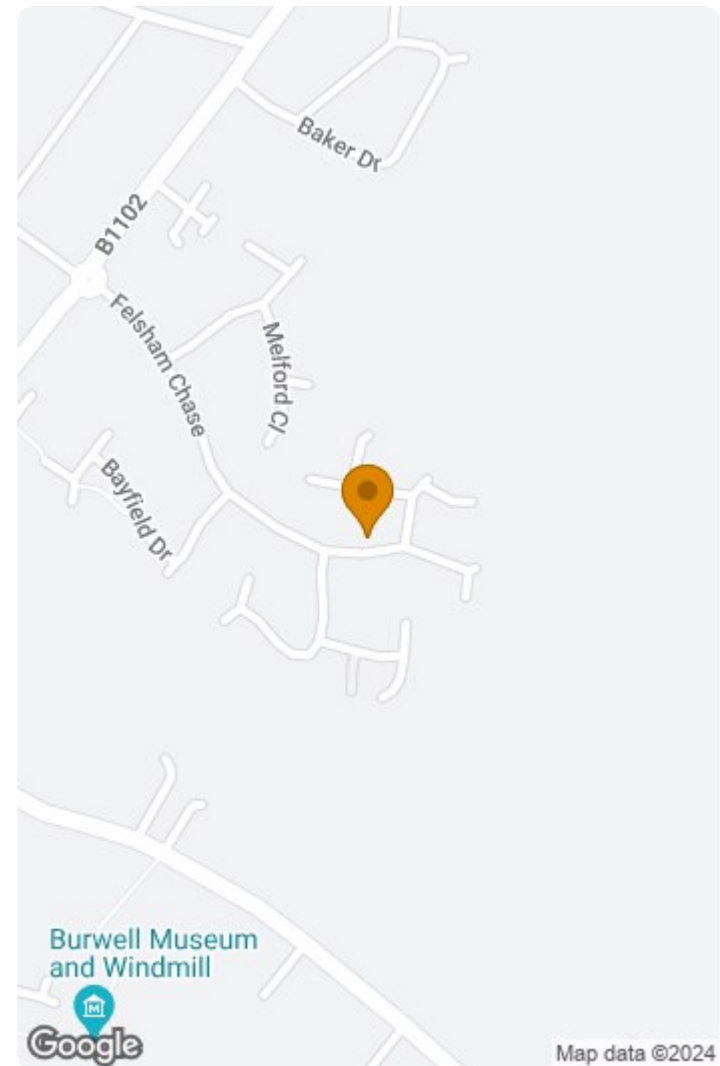
Mobile Signal/Coverage – Good

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

GROUND FLOOR

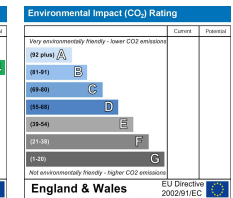
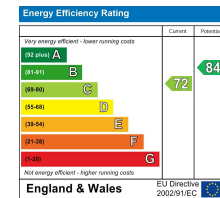


1ST FLOOR



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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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