



**Bewicks Mead, Burwell, Cambridgeshire CB25 0LW**

**Guide Price £525,000**

## Bewicks Mead, Burwell, Cambridgeshire CB25 0LW

A superb detached family home tucked away on the edge of this popular development and enjoying a tremendous size plot with extensive driveway and detached double garage.

Cleverly planned and offering generous size rooms throughout, this impressive property offers accommodation to include entrance hall, sizeable living room/dining room, kitchen/breakfast room, sitting room/study, four bedrooms all with fitted wardrobes (ensuite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers beautiful fully enclosed gardens with south west facing garden.

Viewing highly recommended.

### Entrance Hall

Light entrance hall with stone effect flooring. Doors leading to W.C., Built-in storage cupboard and dining room.

### Kitchen/Breakfast Room

Modern kitchen with a range of eye and base level cupboards with work top over. Stainless steel 1 1/4 bowl sink with drainer and mixer tap over. Built-in double oven with electric hob with extractor over. Further utility sink with taps. Space and plumbing for washing machine and tumble dryer. Space for large fridge/freezer. Tiled walls throughout work spaces. Tiled flooring. Window overlooking rear aspect. Half glazed door to rear garden.

### Living/Dining Room

Beautifully presented living room with bay window overlooking the rear garden. French windows leading to rear garden. White fireplace with surround and hearth. Contemporary

electric fire. Built-in under stairs cupboard. Window overlooking the front aspect and glazed door leading to entrance hall. Stairs to first floor.

### Study

Good sized study with window overlooking the front aspect. Wood effect flooring.

### Landing

Doors leading to all bedrooms, bathroom and airing cupboard.

### Bedroom 1 12'1" x 9'10" (3.69m x 3.02m)

Spacious double room with window overlooking front aspect. Built-in quadruple wardrobes. Further built-in storage cupboard. Door to ensuite.

### En Suite

White suite comprising low level W.C., corner bath, generous walk-in shower, hand basin with mixer tap over and built-in vanity unit below. Obscured window. Radiator. Tiled throughout wet areas.

### Bedroom 2 9'4" x 7'11" (2.87m x 2.42m)

Good sized bedroom with window overlooking the front aspect. Built-in cupboard. Radiator.

### Bedroom 3 11'11" x 9'4" (3.65m x 2.87m)

Good sized double room with window overlooking the rear aspect. Double built-in wardrobe. Radiator.

### Bedroom 4 9'1" x 8'6" (2.78m x 2.60m)

Good sized bedroom. Built-in storage cupboard. Window overlooking the rear aspect. Radiator.

### Bathroom

Modern white bathroom with suite comprising low level W.C., pedestal hand basin with mixer tap over, bath with mixer tap and shower attachment over. Obscured window. Tiled throughout.

### Outside - Front

Lawned areas with steps to front door. Hard standing driveway leading to double garage, providing ample off road parking. Gate to rear garden.

### Outside - Rear

Immaculate garden, predominately laid to lawn with mature shrub borders. Fully enclosed. Large decked area to the rear leading to summer house. Gravelled utility area. Door leading to garage.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

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 - 107 SQM

Parking – Driveway & double garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

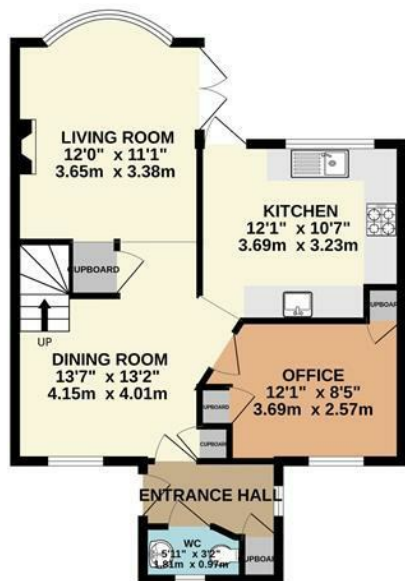
Broadband Connected - Yes

Broadband Type – Superfast available, 95Mbps download, 20Mbps upload

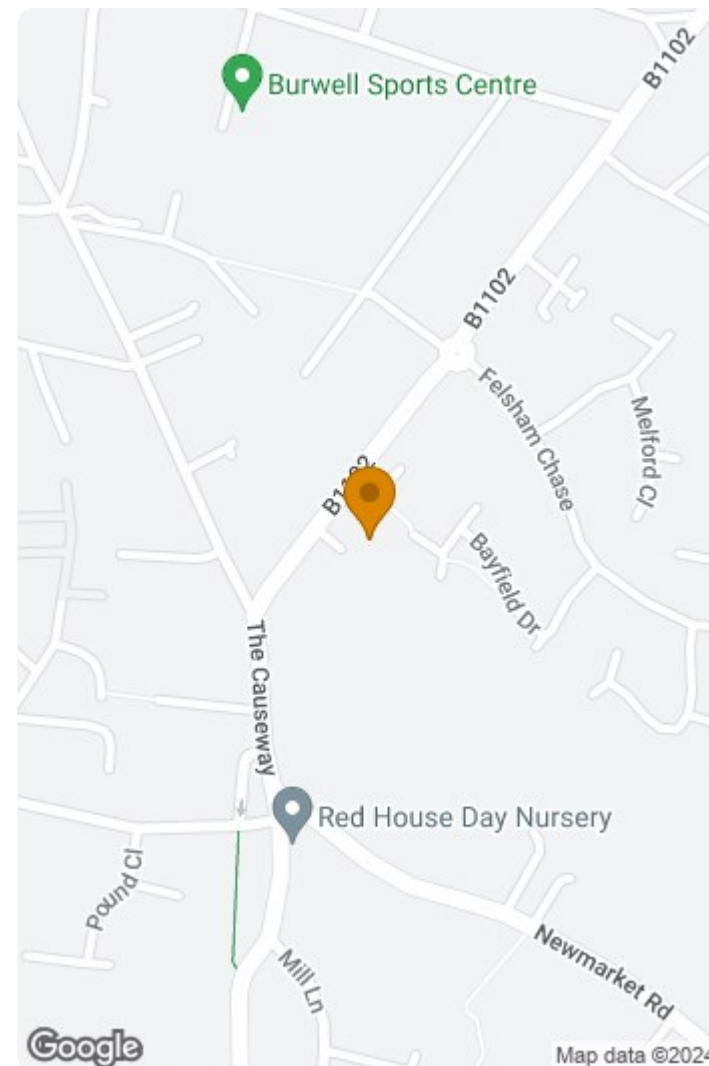
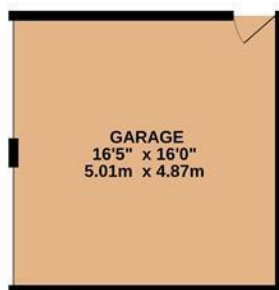
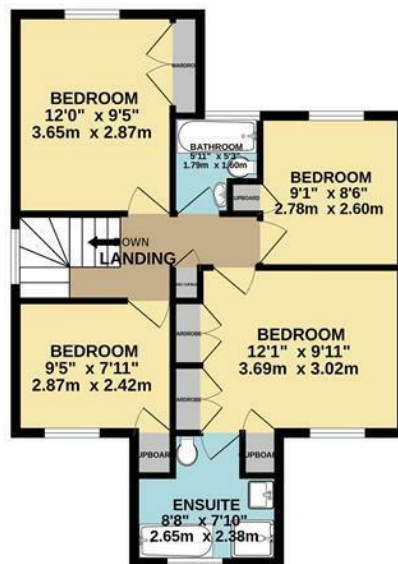
Mobile Signal/Coverage – Good

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

GROUND FLOOR  
835 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



10 BEWICKS MEAD

TOTAL FLOOR AREA: 1411 sq.ft. (131.1 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
68	82		
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>		<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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