



**Appletree Grove**  
**Cambridge, CB25 0BF**  
**Guide Price £365,000**

## Appletree Grove, Cambridge, CB25 0BF

This beautifully presented three-bedroom detached home is situated in a sought-after modern development on the outskirts of the village of Burwell.

The property is offered for sale in fantastic condition and includes an entrance hall, a cloakroom, a sitting room, and a dining room that opens into a contemporary kitchen. It features three bedrooms, with an en-suite to the main bedroom, and a family bathroom.

Externally, the home boasts a beautifully landscaped, private, south-facing rear garden. Additionally, it features a detached single garage and off-road parking on either side of the property, accommodating multiple vehicles.

EPC (D)

Council Tax D (East Cambs)

### Accommodation Details:

Fully glazed front entrance door through to the:

#### Entrance Hall

Tiled flooring, stairs leading to first floor, understair storage cupboard, radiator, window to front aspect and door through to the:

#### Sitting Room 14'11" x 10'9" (4.57m x 3.29m)

Good sized sitting room with featured electric fireplace and stone effect hearth and surround, TV connection point, radiator, sliding doors out to the rear garden.

#### Kitchen 8'9" x 8'7" (2.69m x 2.63m)

Modern fitted kitchen with a range of matching eye and base storage units with working marble effect surfaces over, tiled marble splashback areas, undermounted stainless steel sink with mixer tap, built in BOSCH oven, induction hob, fridge/freezer, dishwasher and washing machine. Window to the rear aspect and side external door. Archway through to the:

#### Dining Area 8'7" x 8'3" (2.64m x 2.53m)

Laid wooden style flooring, radiator and window to the front aspect.

#### WC

Low level WC wash basin.

#### First Floor -

#### Bedroom 1 11'8" x 8'10" (3.56m x 2.71m)

Double bedroom with built-in wardrobes and drawers, over head storage cupboards, radiator, window to the front aspect and door through to the:

#### Ensuite

Three piece suite comprising of a concealed WC, wash basin, enclosed shower cubicle, part tiled walls, heated towel rail and obscured window to the rear aspect.

#### Bedroom 2 11'3" x 7'7" (3.44m x 2.32m)

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

#### Bedroom 3 9'2" x 7'6" (2.81m x 2.31m)

With radiator and window to the rear aspect.

#### Bathroom

Three piece bathroom suite comprising of a concealed WC, wash basin with vanity cupboards under, p-shaped bath with wall mounted shower, tiled walls, heated towel rail, obscured window to the rear aspect.

#### Outside - Rear

Beautifully landscaped south facing rear garden mostly laid to lawn and borders by a variety of mature shrubs and flowers, raised decking area, paved seating area, outdoor tap and side pedestrian gate.

#### Outside - Front

Small laid to shingle frontage. Part bloc paved driveway.

#### Garage

with up and over door to front, light and power.

#### PROPERTY INFORMATION

Tenure - Freehold

Council Tax Band - D

Property Type - Detached

Property Construction - Standard  
Number & Types of Room - Please refer to floor plan

Square Footage: 742.70

Parking - Garage and driveway  
Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Gas central heating

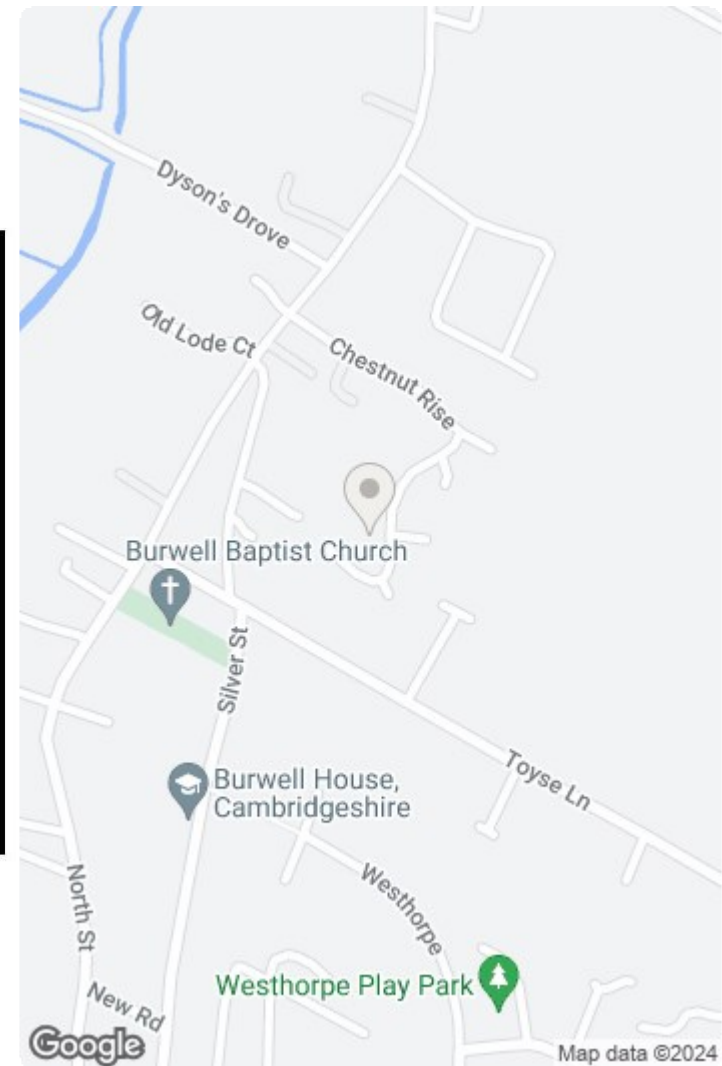
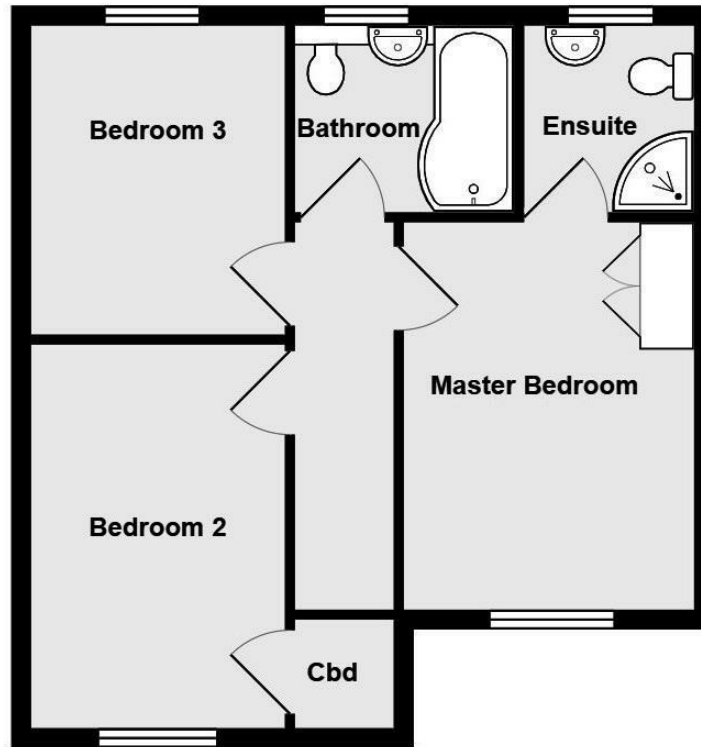
Broadband - Superfast Fibre

Broadband - 40-66 Mbps download speed

Mobile Signal/Coverage - Good



# Appletree Grove Burwell



Total Area: 71.2 m<sup>2</sup> ... 767 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Plan prepared by: charlesjharrison.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
65	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 EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





