

**22 Bloomsfield, Burwell
Cambridgeshire CB25 0RA
£580,000**

MA
Morris Armitage
01638 742461
www.morrisarmitage.co.uk



A superbly presented, updated and greatly improved modern detached family residence nestling within this sought after cul - de - sac, just off the well-regarded Isaacson Road and set amidst a cluster of similar styled homes.

Brilliantly improved over recent years by the current owners, this lovely family home enjoys tastefully decorated, well-proportioned and spacious accommodation comprising an entrance hallway, cloakroom, bay windowed sitting room with gas feature fireplace and double doors leading through to an ideal living/dining/ family room with French doors to garden, a well equipped kitchen, utility with access to a storage area and integral double garage. To the first floor are 4 double bedrooms, 2 ensuite bathrooms and a further family bathroom. Further benefits include replacement sealed unit double glazing and fitted wardrobes to all bedrooms.

Externally the property enjoys a good size and fully enclosed South / West facing rear garden that is particularly private with a detached office area to rear. Complete with driveway and double garage.

An early viewing of this fabulous family home is essential.

EPC: C



Accommodation Details

Overhanging porch way with partly glazed door leading through to:

Entrance Hall

Staircase rising to first floor, door to living room, door to cloakroom, radiator and door through to:

Living Room

17'9" x 11'11" (5.41m x 3.63m)

Feature gas fireplace, with marble hearth and surround and wooden mantel, bay window to front aspect, radiator, wooden flooring, television point.

Sitting / Dining Room

Wooden flooring continues through, double windows to rear aspect, french doors to garden patio, built in storage cupboard, archway through to:

Kitchen

Quarry tiled floor, fitted with a matching range of eye level and base units, wooden work surfaces, inset stainless steel one and a half bowl sink with mixer tap over, window to rear aspect overlooking the garden, integrated eye level Neff double oven, space and plumbing for dishwasher, recessed lighting, under cupboard lighting, hob with extractor over, door to:

Utility Room

Quarry tiled flooring, radiator, space and plumbing for washing machine and dryer, storage space and worktop, inset stainless steel sink, tiled splashback, half glazed door to garden.

Cloak Room

Low Level WC, wash hand basin, ceramic tiled splash backs and radiator.

First Floor Landing

Door to all bedrooms and bathroom, radiator, access to loft space, door to airing cupboard.

Master Bedroom

Wooden flooring, window to front aspect, built in double wardrobes, two further built in storage cupboards, door to:

En-Suite

Wooden flooring, hand wash basin, shaver point, low level WC, heated towel rail, recessed ceiling lights, panel bath, partly tiled walls.

Bedroom 2

Window to front aspect radiator, door to:

En-Suite

Wooden flooring, partly tiled walls, recessed ceiling lighting, hand wash basin, low level WC, radiator, large enclosed shower unit.

Bedroom 3

Built in storage cupboard, radiator window to rear aspect

Bedroom 4

Window to rear aspect, built in storage area, radiator.

Family Bathroom

Wooden flooring, recessed ceiling lights, tiled splash backs, hand wash basin with mixer tap over, shaver point, low level WC, bath with mixer tap, radiators, window to front aspect, fully enclosed shower unit with sliding doors.

OUTSIDE

Front Garden

Mature plants, shrubs and trees, paved pathway, hard standing off road parking with ample room for two vehicles leading to:

Double Garage

Double roller doors, with internal power and light.

Rear Garden

Fully enclosed, predominantly laid to grass with patio are covered with a Victorian styled pergola, brick built BBQ, mature trees and shrubs, borders, gate access to the front of the house.

