



Kentwell Place, Burwell, CB25 0RT

CHEFFINS

Kentwell Place

Burwell,
CB25 0RT

- Detached Family Home
- 4 Bedrooms - 1 Ensuite
- Superb Kitchen/Dining Room
- Living Room with Bay Window Seat
- South Facing Rear Garden
- Garage & Driveway
- EV Charging
- Popular Village Location

A well presented and improved modern family home, ideally situated within a popular residential area of Burwell close to local amenities. The accommodation features a superb fitted kitchen/dining room, an impressive living room with a large bay window overlooking the rear garden, a conservatory, 4 bedrooms and an ensuite shower room. Externally, the property benefits from a South facing rear garden, a garage and driveway. Viewing Essential.

4 2 2

Guide Price £485,000





LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

ENTRANCE PORCH

with a double glazed composite entrance door to the side, 2 double glazed windows to the front aspect, radiator, tiled flooring.

KITCHEN/DINING AREA

A beautiful open plan space comprising a range of matching wall and base units with solid wood work surfaces, Belfast style sink, built-in dishwasher and fridge/freezer, AGA style oven with 4 ring gas hob and Siemens extractor hood over, utility cupboard providing space and plumbing for a washing machine, tiled flooring, tiled splashbacks, inset spotlights, under stairs storage cupboard, stairs up to the first floor, 2 double glazed windows to the side aspect, a further 2 windows to the front aspects, double glazed door to the side aspect.

LIVING ROOM

with double doors opening through from the dining area, built-in media wall with bespoke storage, electric fire with marble surround, built-in bay window overlooking the rear garden with seating and bespoke storage, radiator, sliding patio doors opening through to the conservatory.

CONSERVATORY

uPVC constructed with brick plinth, laminate flooring, insulated ceiling, radiator, double glazed windows to all side aspects and French doors opening onto the garden.

FIRST FLOOR

LANDING

with an airing cupboard and loft access.

BEDROOM 1

A dual aspect room with double glazed windows to the front and side aspects with fitted shutter blinds, radiator, walk-in wardrobe.

ENSUITE SHOWER ROOM

with a low level WC, vanity wash hand basin, shower cubicle, radiator, tiled flooring, extractor fan, double glazed window to the front aspect.

BEDROOM 2

with built-in wardrobes, radiator, double glazed window to the rear aspect with fitted shutter blinds.

BEDROOM 3

A dual aspect room with double glazed windows to the front and side aspects, built-in storage cupboard.

BEDROOM 4

with a radiator, double glazed window to the rear aspect.

FAMILY BATHROOM

with a low level WC, side panel bath, vanity wash hand basin, radiator, double glazed window to the side aspect.

OUTSIDE

The enclosed South facing rear garden is mainly laid to lawn with flower bed borders and a patio seating area, gated access to both sides.

To the front of the property is a good sized driveway providing off-road parking for 4/5 cars and with an EV charging point.

GARAGE

with an up and over door, power and light, eaves storage, side pedestrian access door.


SALES AGENTS NOTES

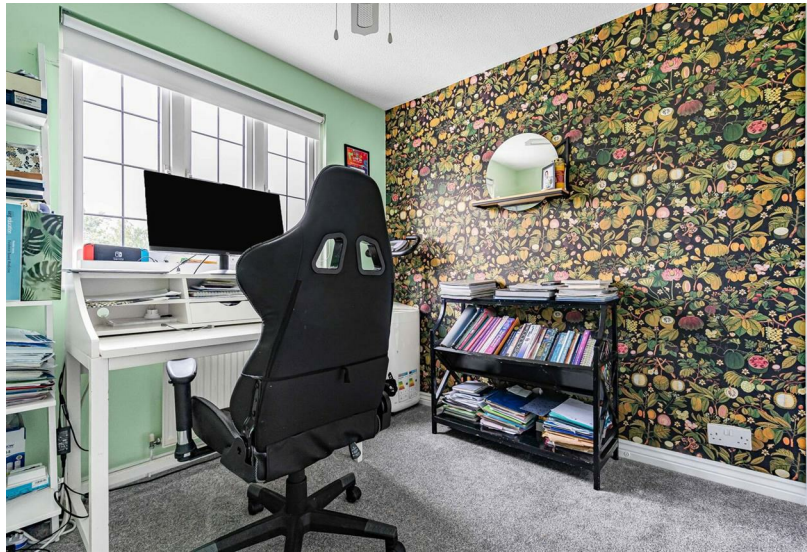
Please note we have been advised our vendor is in the process of having 10 solar panels installed to the roof of the property (these will be owned outright, not leased).

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Guide Price £485,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - East Cambridgeshire



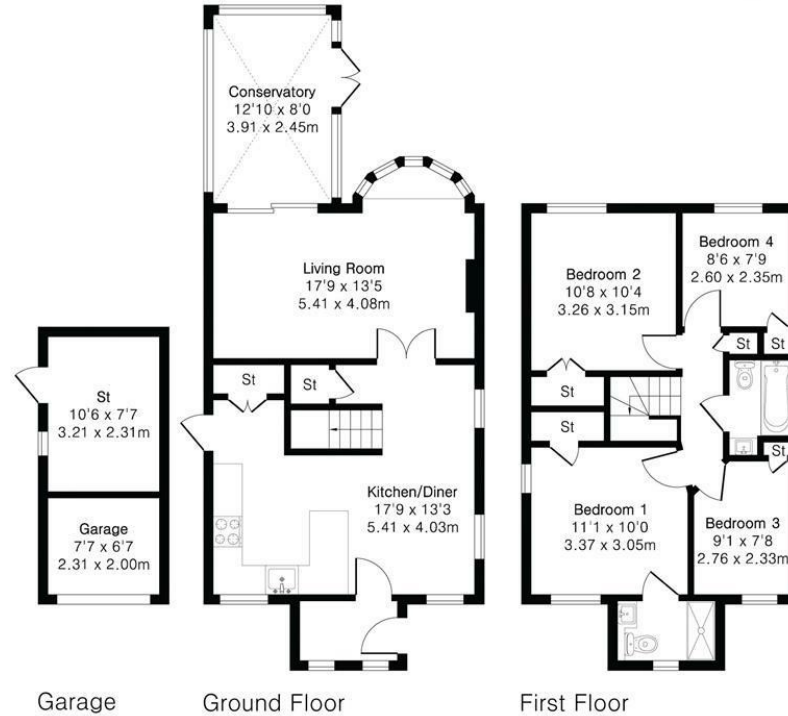


**Approximate Gross Internal Area 1106 sq ft - 103 sq m
(Excluding Garage)**

Ground Floor Area 616 sq ft – 57 sq m

First Floor Area 490 sq ft – 46 sq m

Garage Area 133 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.



Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

