



Low Road, Burwell, CB25 0EJ

**CHEFFINS**



## Low Road

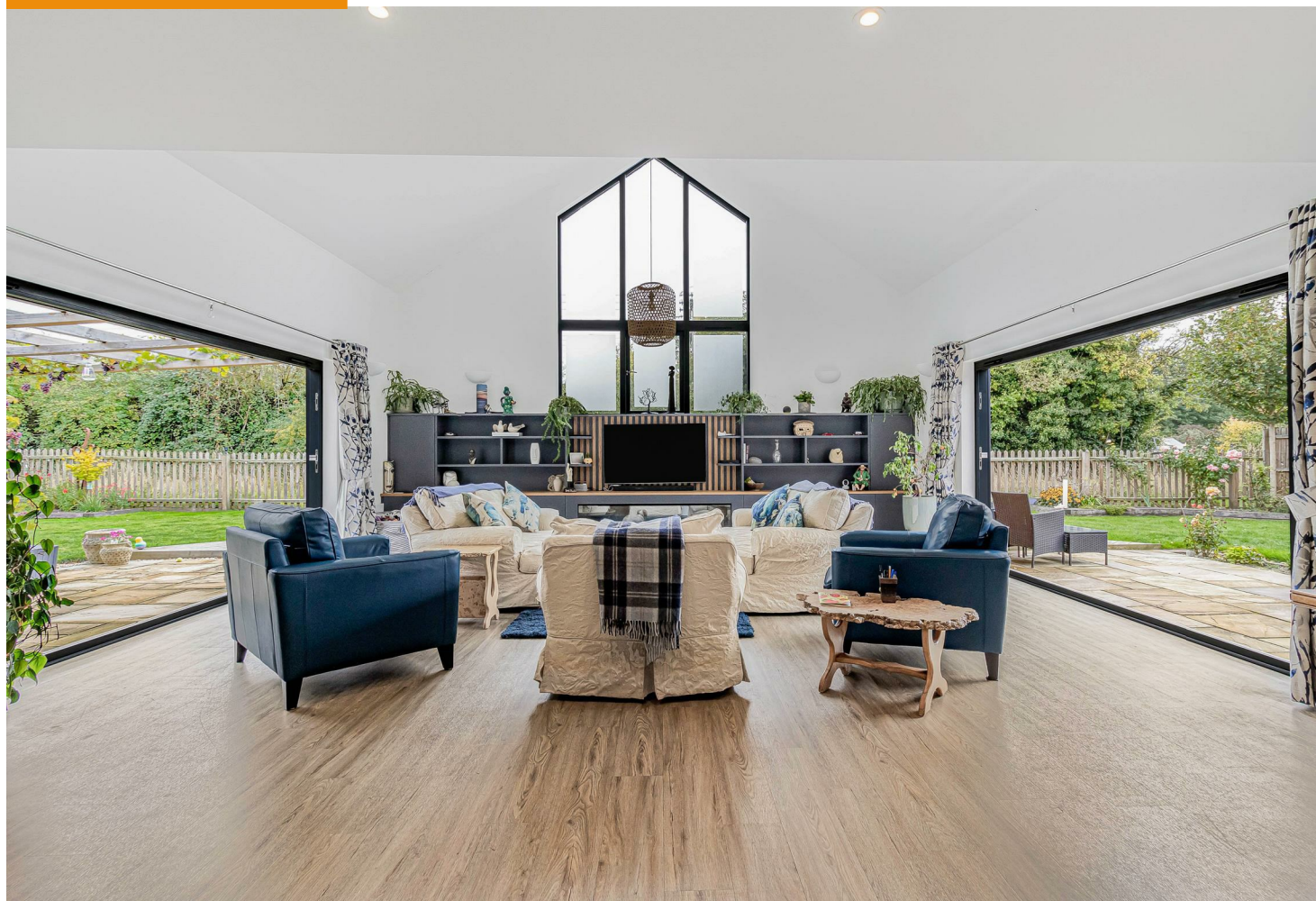
Burwell,  
CB25 0EJ

- Modern Open Plan Living Space
- Luxury Fitted Kitchen
- Large Vaulted Living Room
- Spacious & Versatile Accommodation
- Wraparound Gardens & Double Garage
- Exclusive Development
- Sought After Village Location

A stunning and substantial barn-style home offering generous and flexible living space, complete with wraparound enclosed gardens and a double garage. The property benefits from a bespoke luxury kitchen, an impressive vaulted living room overlooking the gardens, a ground floor study and separate bedroom. Upstairs, there are 3 further good sized bedrooms, including a principal suite with a dressing room and ensuite shower room. Situated within an exclusive development of just five homes in the sought-after village of Burwell, the property enjoys easy access to both Cambridge and Newmarket. Viewing Essential.

4 3 2

**Guide Price £830,000**







## 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 HALL

with entrance door, 2 storage cupboards, stairs up to the first floor.

## STUDY/PLAYROOM

A dual aspect room with windows to the front and side aspects.

## BEDROOM 2

A dual aspect room with windows to the side and rear aspects.

## JACK & JILL SHOWER ROOM

(accessed from entrance hall and bedroom 2) with a double width shower cubicle, low level WC, hand wash basin, window to the side aspect.

## LIVING ROOM

A triple aspect room with a large vaulted ceiling, bi-folding doors to both side aspects, feature wall with shelving, storage and modern fireplace, double glass sliding door through to;

## KITCHEN/BREAKFAST ROOM

A bespoke tailor made luxury kitchen by Nicholas Anthony comprising a range of wall and base mounted units, quartz worktops over, 2 built-in Bosch ovens, ceramic Bosch Induction hob with extractor hood over, sink with hot tap and built-in water softener, built-in dishwasher and fridge/freezer.

## UTILITY ROOM

with space and plumbing for washing machine and dryer, stainless steel sink, window and door to the side aspect, integral door into garage.

## FIRST FLOOR

## LANDING

with Velux window to the front aspect, 2 built-in storage cupboards.

## PRIMARY BEDROOM

with 3 velux windows to the rear aspect, bespoke built-in hidden dressing area.

## ENSUITE SHOWER ROOM

with a double width shower cubicle, twin sinks, low level WC, heated towel rail.

## BEDROOM 3

with 2 velux windows to the rear aspect.

## BEDROOM 4

Currently utilised as a dressing room with 2 velux windows to both sides.

## BATHROOM

with a panelled bath, hand wash basin, low level WC.

## OUTSIDE

The property benefits from a stunning landscaped garden overlooking a green area with a paved patio area with wooden pergola over, timber decked area, shingled areas and various flower and shrubs.

To the front is a laid to lawn garden area with a block paved driveway in front of the garage with parking for 2 cars. There is a further block paved area with space for 2 further cars.

## DOUBLE GARAGE

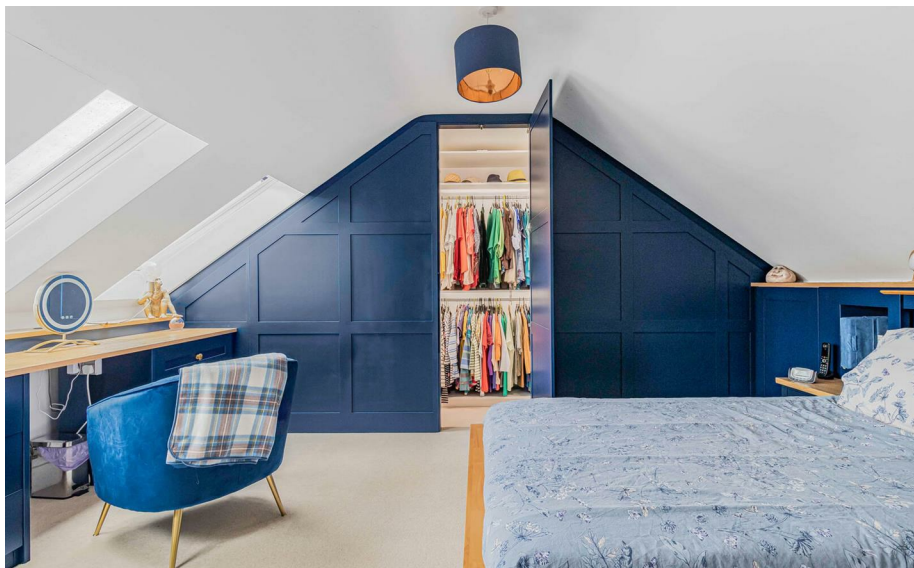
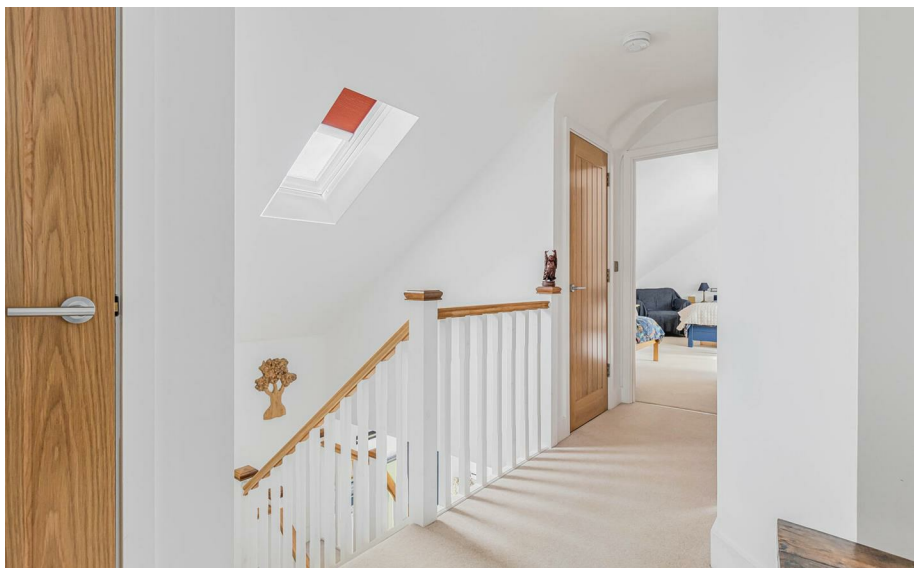
with electric up and over doors, integral door into the utility room.

## SALES AGENTS NOTES

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






















## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>91</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Guide Price £830,000  
 Tenure - Freehold  
 Council Tax Band - F  
 Local Authority - East Cambridgeshire







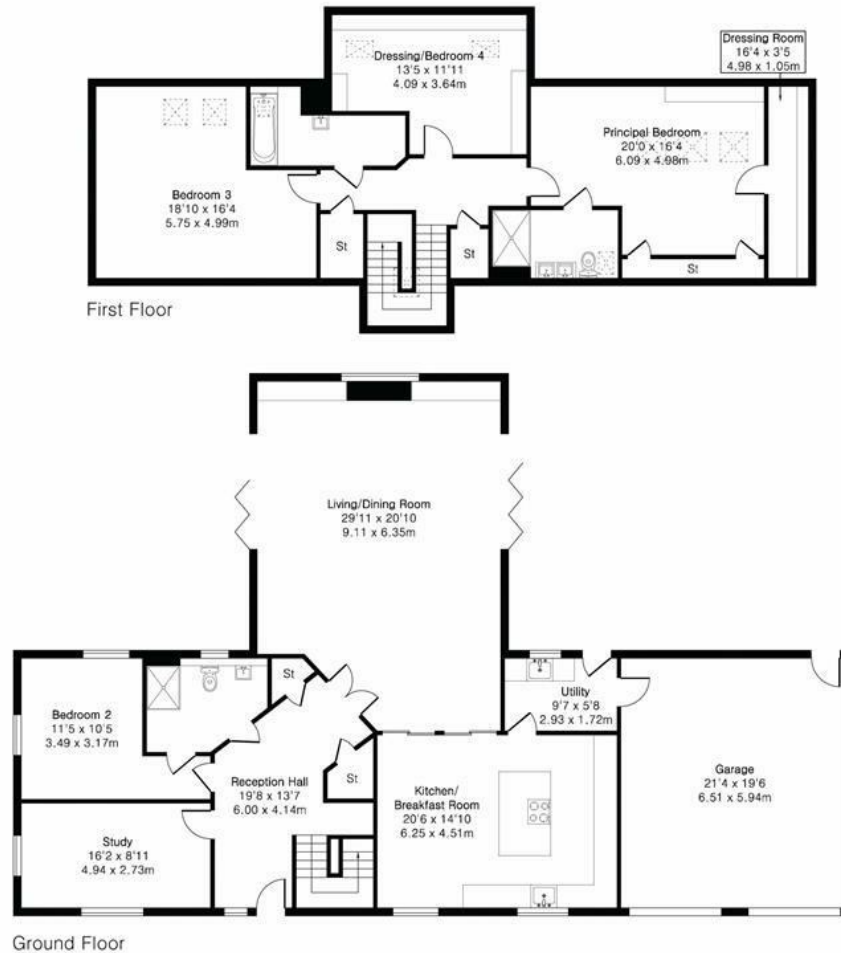


**Approximate Gross Internal Area 2708 sq ft - 252 sq m  
(Excluding Garage)**

Ground Floor Area 1581 sq ft - 147 sq m

First Floor Area 1127 sq ft - 105 sq m

Garage Area 416 sq ft - 39 sq m







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>.

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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.

