



Appletree Grove, Burwell, CB25 0BF

**CHEFFINS**

## Appletree Grove

Burwell,  
CB25 0BF

- Detached Family Home
- 4 Bedrooms - 1 Ensuite
- 2 Reception Rooms
- Conservatory
- Enclosed Rear Garden
- Views over Fields to the rear
- Garage & Driveway

A well-presented detached modern family home, ideally situated on the outskirts of this highly sought-after village, benefiting from open field views to the rear. The accommodation includes 2 reception rooms, a fitted kitchen, a conservatory, a principal bedroom with ensuite shower room, 3 further bedrooms and a family bathroom. Outside, the property enjoys a part-walled, enclosed rear garden with gated access to the garage and a driveway providing off-road parking for 2/3 vehicles.

 4  2  2



## Offers In Excess Of



## 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, under stairs storage cupboard.

**CLOAKROOM**

with low level WC, hand wash basin, window to the side aspect.

**LIVING ROOM**

with a flame effect fire with tiled surround and wooden mantle, double doors leading into the dining room, window to the front aspect.

**KITCHEN**

with base and wall mounted units, sink and drainer, built-in oven with hob and extractor hood over, space and plumbing for washing machine and a dishwasher, window to the rear aspect and door to the side.

**DINING ROOM**

with sliding double doors into the conservatory.

**CONSERVATORY**

uPVC glazed overlooking the rear garden with French doors leading outside.

**FIRST FLOOR****LANDING**

with window to the side aspect.

**BEDROOM 1**

with built-in wardrobes and overhead cupboard storage, window to the front aspect.

**ENSUITE SHOWER ROOM**

with a low level WC, wash hand basin, shower cubicle, tiled flooring and part tiled wall surround, window to the side aspect.

**BEDROOM 2**

with a window to the rear aspect.

**BEDROOM 3**

with a window to the front aspect.

**BEDROOM 4/STUDY**

with a window to the rear aspect.

**FAMILY BATHROOM**

with a low level WC, hand wash basin, side panel bath with shower attachment and glass screen, window to the side aspect.

**OUTSIDE**

Enclosed rear garden with a block paved pathway and a raised area mainly laid to lawn with a tree and shrubs, side gated access.

To the front of the property is an area laid to lawn with trees and shrubs and a block paved driveway leading to the garage. The property enjoys an outlook over an open green to the front.

**GARAGE**

with up and over door to the front.

**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) A                                 |                            | 83        |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 67                         |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |



Offers In Excess Of £400,000  
 Tenure - Freehold  
 Council Tax Band - D  
 Local Authority - East Cambridgeshire

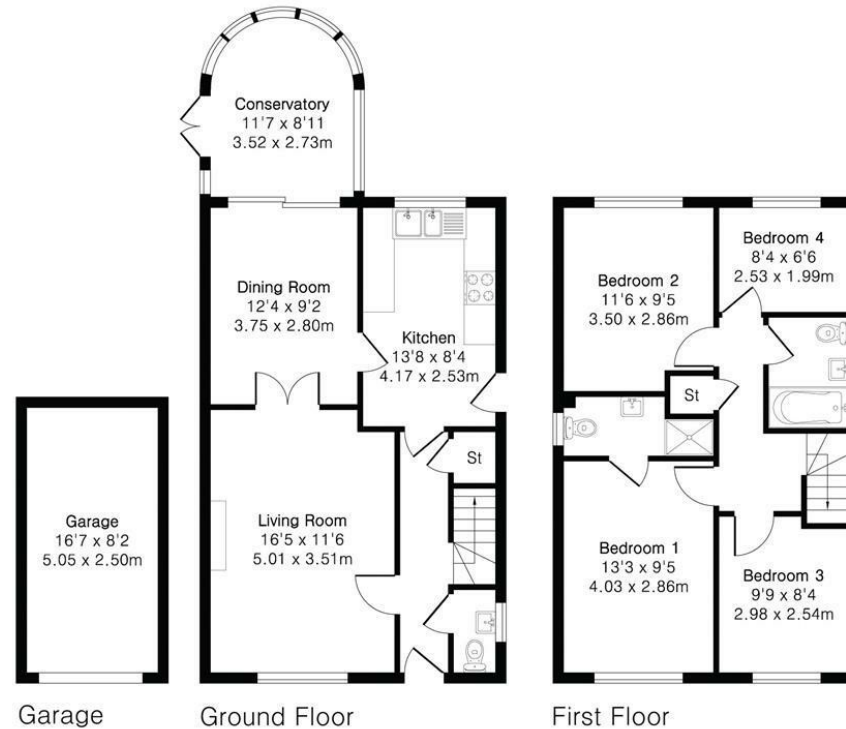


**Approximate Gross Internal Area 1134 sq ft - 105 sq m  
(Excluding Garage)**

Ground Floor Area 616 sq ft – 57 sq m

First Floor Area 518 sq ft – 48 sq m

Garage Area 136 sq ft – 13 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.

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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.



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