



**126 North Street,
Burwell**

**DAVID
BURR**



126 North Street, Burwell, CB25 0BB

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

Comprising in excess of 2,600 sq ft of immaculately presented rooms, this property has been updated in recent years, yet was only constructed and finished in 2021. The generous accommodation includes a large reception hall, office, a stunning kitchen/family room, a utility room and four bedrooms. This stunning home stands in a quiet semi-rural position and is complemented by attractive landscaped gardens, a driveway to the front, and offers potential for a garage/carport, subject to any relevant consents.

A modern and attractive detached home situated on the edge of Burwell, enjoying outstanding views over arable farmland to the front and paddocks to the rear.

Ground Floor

ENTRANCE HALL A solid oak entrance door, framed by glazed side panels, opens into a large and welcoming reception hall with wooden flooring, recessed ceiling lighting and an oak staircase rising to the first-floor galleried landing. Useful understairs storage is provided.

SITTING ROOM A substantial reception room enjoying a box bay window to the front aspect and tri-fold doors opening onto the rear garden. A brick fireplace with an oak shelf forms an attractive focal point.

SNUG / STUDY A versatile reception room overlooking the rear garden, ideal as a snug, home office or playroom.

KITCHEN / DINING ROOM A spacious kitchen fitted with an extensive range of base and wall-mounted units beneath granite work surfaces. Features include a central island, Butler sink, a Bertazzoni cooker and hob, an integrated dishwasher and fridge, tiled flooring and recessed lighting. Windows to the front and tri-fold doors to the rear provide excellent natural light and direct access to the garden.

UTILITY A generously proportioned utility room fitted with additional storage, work surfaces and a stainless-steel sink. Plumbing is provided for laundry appliances, with windows to both front and rear aspects.

REAR LOBBY With external access and two large storage cupboards.

BOOT ROOM A practical space housing the boiler, hot water cylinder and water softener, together with shelving and hanging space for coats and outdoor equipment.

SHOWER ROOM Fitted with a walk-in shower, pedestal wash hand basin, WC and heated towel rail, with tiled walls and flooring.

First Floor

GALLERIED LANDING A spacious landing with loft access to a partially boarded loft space, recessed lighting and doors leading to all bedrooms and the family bathroom.

PRINCIPAL BEDROOM A generous double bedroom with extensive built-in storage and wardrobes and views to the front aspect.

EN SUITE BATHROOM Fitted with a bath, separate shower enclosure, wash hand basin, a low-level WC and chrome heated towel rail.

BEDROOM 2 A well-proportioned double bedroom with fitted wardrobes and views to the front.

BEDROOM 3 A further double bedroom with fitted wardrobes overlooking the rear garden.

BEDROOM 4 A comfortable fourth bedroom with built-in storage, suitable as a bedroom, nursery or study.

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FAMILY BATHROOM Fitted with a four-piece suite comprising bath, separate shower enclosure, wash hand basin and WC.

Outside

Paved pathways lead to both the front entrance and rear lobby. A shingled driveway provides ample off-road parking and offers space for a garage or carport, subject to any necessary consents.

The front garden enjoys attractive views over adjoining fields. The rear garden is south-west facing and laid predominantly to lawn, beautifully landscaped with well-stocked flower borders and beds, and enjoys an attractive outlook towards the paddocks beyond, creating a pleasant rural backdrop. The garden also features a 4m x 3m metal gazebo with integrated solar lighting, two timber sheds, a greenhouse, an external electric point, water tap, and wall-mounted exterior lighting.

SERVICES Gas-fired central heating with radiators to the first floor and water-fed underfloor heating to the ground floor. Mains water. Mains drainage. Mains electricity connected. Burglar alarm installed.

LOCAL AUTHORITY East Cambridgeshire District Council

COUNCIL TAX BAND F. (£3,422.94 per annum)

EPC B.

TENURE Freehold.

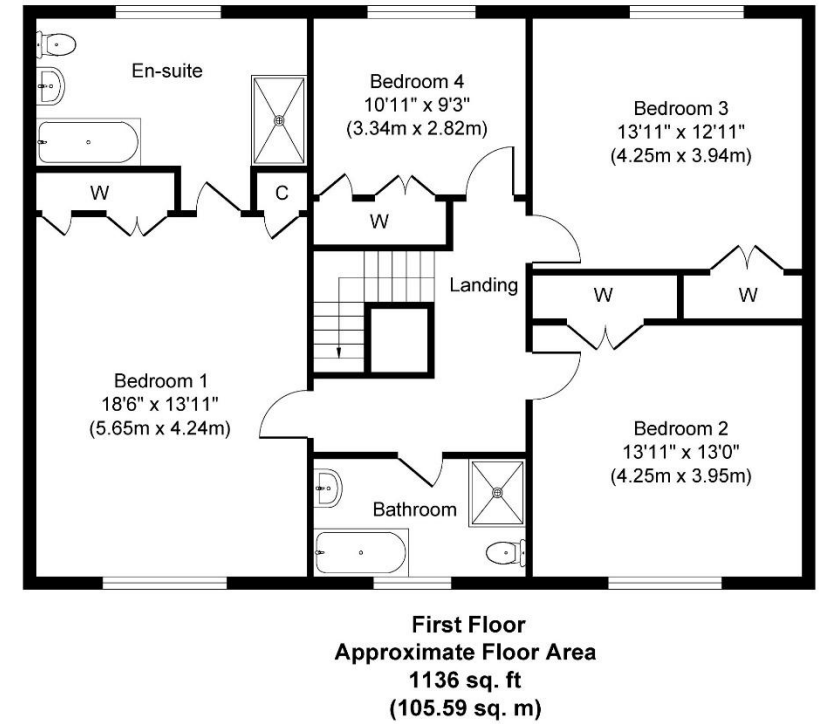
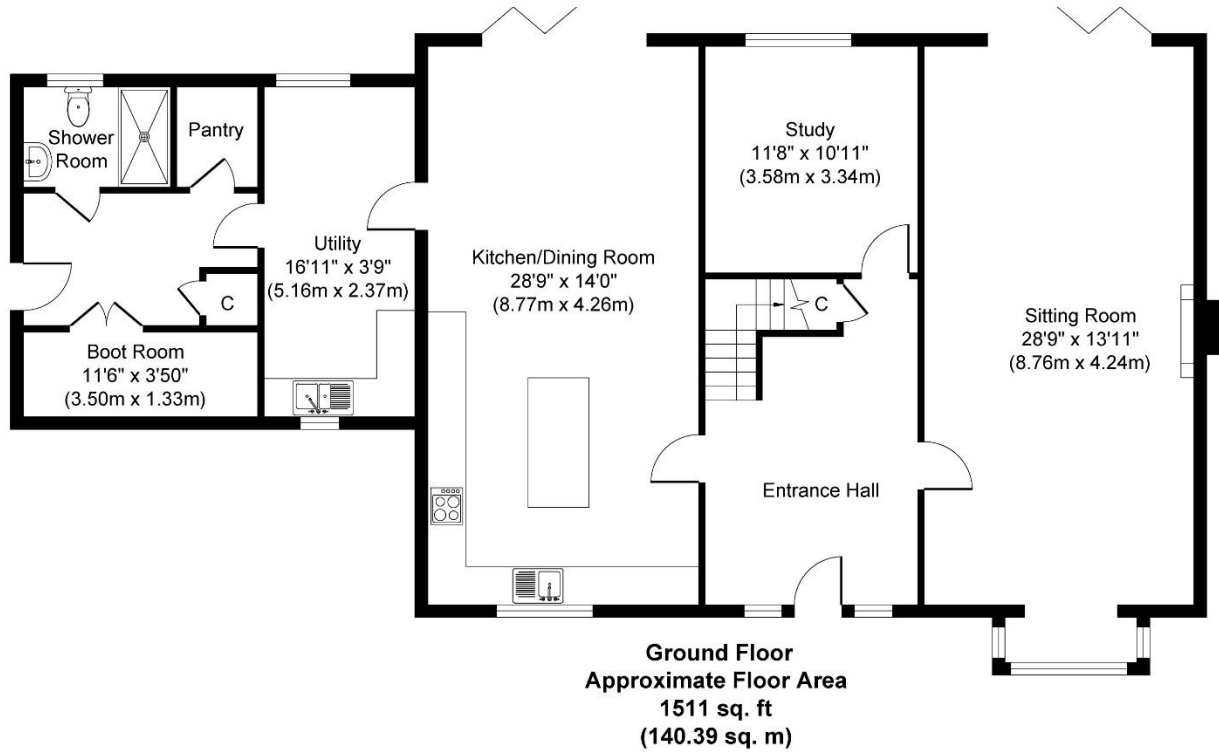
CONSTRUCTION TYPE Brick and rendered construction under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS driveways.daisy.verse

VIEWING Strictly by prior appointment only through DAVID BURR.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

