



12 Newmarket Road, Burwell, Cambridge, CB25 0AE
Guide Price £600,000 Freehold



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A SUBSTANTIAL AND HIGHLY VERSATILE FOUR-BEDROOM HOME, CONSTRUCTED IN 2004 AND OFFERING APPROXIMATELY 2,067.8 SQ FT (192.1 SQ M) OF BEAUTIFULLY PROPORTIONED ACCOMMODATION ARRANGED OVER THREE FLOORS.

- Semi-detached house
- 2067.8 sq ft / 192.1 sqm
- Gas fired central heating to radiators
- 0.12 acre plot
- Council tax band-F
- 4/5 bedrooms, 2 reception rooms, 3 bathrooms
- Constructed in 2004
- Driveway parking, integral garage and EV charge point
- EPC-C / 77
- South-facing rear garden

The lower ground floor is undoubtedly one of the property's most impressive features, offering an exceptional arrangement of reception and family spaces with a wonderful connection to the garden.

The sitting/dining room is particularly striking, centered around a dramatic floor-to-ceiling atrium which draws natural light deep into the accommodation. The attractive oak turned staircase rises elegantly to the ground floor, while doors open directly onto the rear garden and adjoining patio, making this a superb space for both formal entertaining and relaxed family gatherings. The kitchen is complemented by a separate utility room. This thoughtful arrangement provides excellent practicality for modern family living. A generous living room provides a further, more relaxed reception space and features a wood-burning stove, creating a warm and inviting environment during the cooler months. Large sliding doors open onto the rear garden, providing a seamless connection between the house and outside space and allowing the room to be enjoyed throughout the year.

To the ground floor, the entrance hall is approached directly from the driveway and provides an immediate sense of the scale and versatility of the property. A particularly useful study/fifth bedroom adjoins the entrance hall, offering considerable flexibility as a home office, occasional guest bedroom or additional family space. A galleried landing provides access to the accommodation and overlooks the atrium and lower ground floor, enhancing the feeling of space and connectivity between the levels.

There is a further bedroom, together with a recently replaced shower room, while the integral garage provides excellent storage and practical parking accommodation.

The first floor is dedicated to the bedroom accommodation and provides three well-proportioned double bedrooms. The impressive principal bedroom suite is a wonderful private retreat, enjoying a built-in wardrobe, en-suite shower room and Juliet balcony overlooking the rear garden.

Bedrooms two and three are both spacious double bedrooms and are served by the well-appointed family bathroom. Externally, the property is approached via a generous, gravelled driveway, providing parking for numerous vehicles and leading to the large integral garage with up-and-over door.

The South-facing rear garden is a particularly attractive feature, accessed directly from the lower ground floor and principally laid to lawn. A mature selection of trees and established herbaceous borders provide colour, structure and privacy, creating a peaceful and secluded outdoor setting. A patio adjoining the sitting/dining room provides the perfect space for outdoor dining, entertaining and enjoying the garden during the warmer months. The direct relationship between the principal reception space and garden makes this an especially appealing home for those who enjoy entertaining and outdoor living

Location

Burwell is a village in East Cambridgeshire, around 10 miles northeast of Cambridge. It lies on the edge of the Fens and is surrounded by open farmland, with a traditional village centre, historic buildings, and a strong rural character.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band-F

Fixtures and Fittings

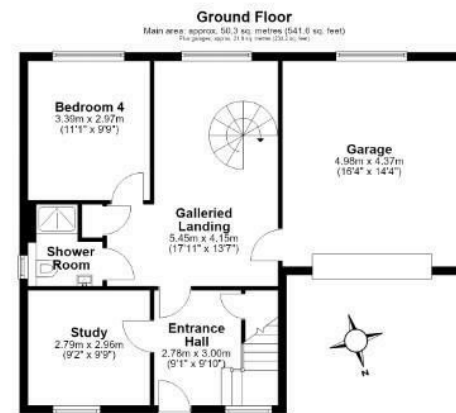
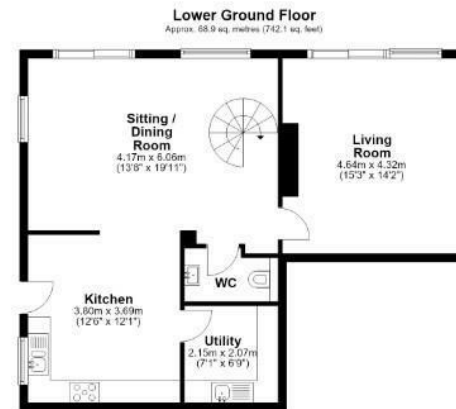
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Main area: Approx. 192.1 sq. metres (2067.8 sq. feet)
Plus garage, approx. 21.9 sq. metres (234.2 sq. feet)

For guidance only: not to scale. All dimensions and areas are approximate and should be verified.
Plan produced using PlanItUp.

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

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These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



