

Appletree Grove, Burwell

Pocock + Shaw

18 Appletree Grove
Burwell
Cambridgeshire
CB25 0BF

Your dream home in Burwell, stylishly presented and superbly maintained four bedroom detached house pleasantly situated in a highly regarded village setting. Offering generous versatile accommodation, private rear garden, integral garage, drive and off road parking.

Guide Price £450,000









Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

The ground floor features an entrance hall, cosy sitting room, generous well equipped kitchen/diner, modern conservatory and cloakroom.
To the first floor are four good bedrooms, master with an ensuite shower room, and a modern family bathroom.
Outside the enclosed rear garden with patio area and space for seating & outside enjoyment and useful raised planters for easy gardening.
Further complimented by an integrated garage with an electric up and over door, off road parking for vehicles.
WIth a gas fired radiator central heating system and uPVC windows and doors throughout, in detail the accommodation comprises:-

Entrance Hallway With an entrance door, radiator, stairs rising to the first floor, doors to:

Sitting Room 4.39m (14'5") x 3.50m (11'6") With a window to front aspect, radiator, wood effect flooring.

Kitchen Area 2.97m (9'9") x 2.52m (8'3") max
Fitted with a matching range of base and eye level units with worktop space over, larder cupboard and breakfast bar, a 1, 1/4 stainless steel sink unit with single drainer, mixer taps, tiled splashbacks, plumbing and space for washing machine/tumble drier and dishwasher, space for fridge freezer, ceiling spotlights, window to rear aspect, wood effect flooring, open plan to:

Dining Area 2.80m (9'2") x 2.55m (8'4") Space for dining table, radiator, double door leading to conservatory, ceiling pendant light, wood effect flooring.

Conservatory 3.81m (12'6") x 2.99m (9'10") Window to rear and window to side aspects, fitted blinds, radiator, ceiling light/fan fitting, double door leading to the rear patio area and garden.

First Floor
Landing, door to airing cupboard housing the hot water cylinder, doors to:

Master Bedroom 3.63m (11'11") x 2.65m (8'8") With a window to front aspect, radiator, large fitted four door wardrobe, fitted carpet, door to:

En-suite Shower Room Generous space comprising of a recessed shower enclosure with glass screen door, hand wash basin & mixer tap, tiled splashbacks, low level WC, heated towel rail, radiator, window to front aspect.

Bedroom 2 2.71m (8'11") max x 2.56m (8'5") With a window to rear aspect, radiator, fitted four door wardrobes, fitted carpet.

Bedroom 3 2.76m (9'1") x 2.45m (8') With a window to front aspect, radiator, fitted carpet, door to wardrobe/storage cupboard with hanging rails.

Bedroom 4 2.56m (8'5") max x 2.42m (7'11")
Currently in use as a home office, with a window to rear aspect, fitted carpet, radiator.

Family Bathroom Comprising of a bath with mixer tap, hand shower attachment & folding glass screen door, tiled surround, pedestal hand wash basin, low level WC, heated towel rail, with an obscured window to rear aspect.

Garage 5.54m (18'2") x 2.42m (7'11") Single garage with electric up and over door, power and light connected, wall mounted gas fired boiler unit.





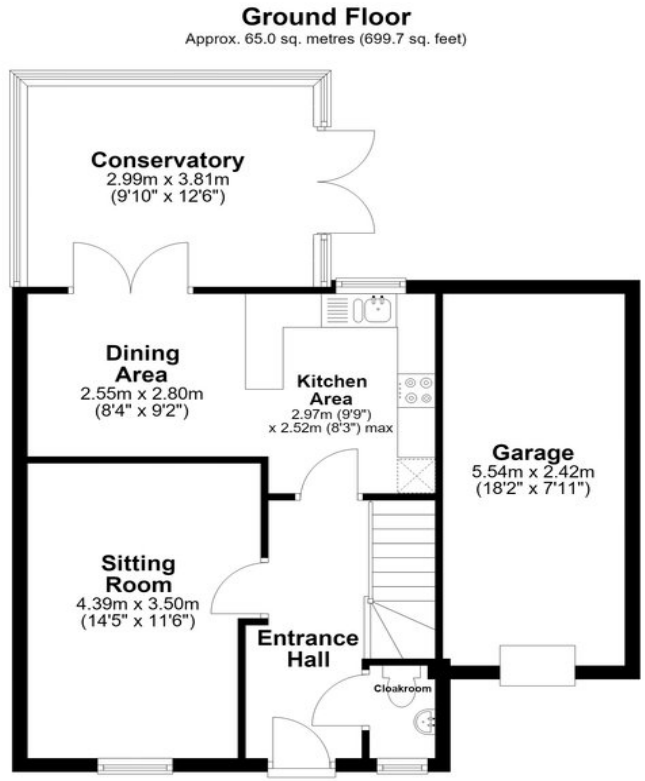


Outside The property is approached via a tarmac driveway, with off road parking and access to the entrance door and garage, with a hedge border and secure gated access to the rear garden area.
The fully enclosed rear garden is planted with an interesting array of trees and shrubs, laid mainly to lawn with raised planters incorporating lighting, a paved patio area, wall mounted light fitting, water tap, gated side access.

Services & Tenure

Mains water, gas, drainage and electricity are connected.
The property has a registered title.
The property is of standard construction.
The property is freehold.
The property is in a very low flood risk zone.
The property is not in a conservation area.
Mobile coverage: EE, Vodafone, Three, O2.
Broadband: Basic, 15 Mbps. Superfast, 66 Mbps. Ultrafast, 1800 Mbps.
Satellite / Fibre TV Availability: BT, Sky, Virgin.
Council Tax Band: D, East Cambs. District Council.
Viewings by prior arrangement with Pocock + Shaw.
EPC: C

Viewings: By Arrangement with Pocock + Shaw KS



Total area: approx. 112.8 sq. metres (1213.9 sq. feet)







Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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