



**3 Hythe Lane
Burwell, Cambridgeshire**

**DAVID
BURR**



3 Hythe Lane, Burwell, Cambridgeshire CB25 0EH

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.

An impressive and spacious modern home that's partially a converted period barn offering close to 1,700 sq.ft of accommodation in the popular Cambridgeshire village of Burwell. Built in 2009, the accommodation was very well-thought out and well proportioned to offer generous size throughout and consisting of an entrance hall, sitting room (within the converted barn), dining room, kitchen/breakfast room, utility room, cloakroom and three double sized bedrooms, all of which with ensembles and the master bedroom also boasting a walk-in wardrobe. Externally offering driveway parking, an integral garage and a south-facing rear garden.

A spacious and well-presented detached family home in Burwell measuring close to 1,700 sq.ft of accommodation.

ENTRANCE HALL Solid oak flooring, understairs storage and stairs rising to the first floor.

SITTING ROOM An impressive and spacious room with a vaulted ceiling, a woodburning stove, window to side aspect and bi-folding doors leading to the rear garden terrace.

DINING ROOM Solid oak flooring and windows to front and rear aspects.

KITCHEN / BREAKFAST ROOM An open space with a fitted kitchen with units and drawers beneath the worktops with an inset double sink and drainer. Integrated appliances include an oven, hob, microwave, dishwasher, fridge and freezer. Tiled floor, ample dining space and windows to front and rear aspects.

UTILITY ROOM Fitted units and worktops over with an inset sink, drainer and under unit water softener. An airing cupboard, tiled floor, window to rear aspect and a door leading to the rear garden.

CLOAKROOM Wash hand basin, WC and window to rear aspect.

First Floor

LANDING Stairs rising from the ground floor and with loft access.

MASTER BEDROOM Window to front aspect, a large **WALK-IN WARDROBE** and an **ENSUITE** which is extensively tiled with a bath, double sized shower cubicle, his-and-hers sinks, WC, heated towel rail and two Velux windows.

BEDROOM 2 Window to rear aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, vanity sink unit, WC, heated towel rail and a Velux window.

BEDROOM 3 Window to rear aspect with an **ENSUITE** that's extensively tiled with a shower cubicle, vanity sink unit, WC, heated towel rail and a window to rear aspect.

3 Hythe Lane, Burwell, Cambridgeshire CB25 0EH

Outside

The driveway provides parking for several vehicles and access to the **INTEGRAL SINGLE GARAGE**. The south-facing rear garden is wonderfully presented with an artificial lawn, paved terrace and raised beds.

SERVICES Gas fired central heating with underfloor heating throughout the ground floor as well as electric underfloor heating in all ensuites. Mains gas, water, drainage and electricity. Note, none of these have been tested by the agent.

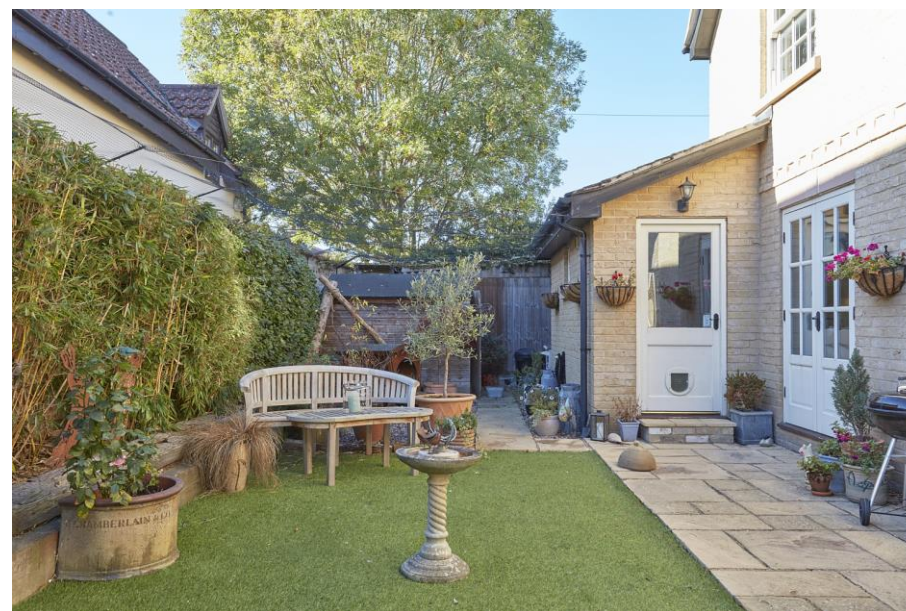
LOCAL AUTHORITY East Cambridgeshire District Council.

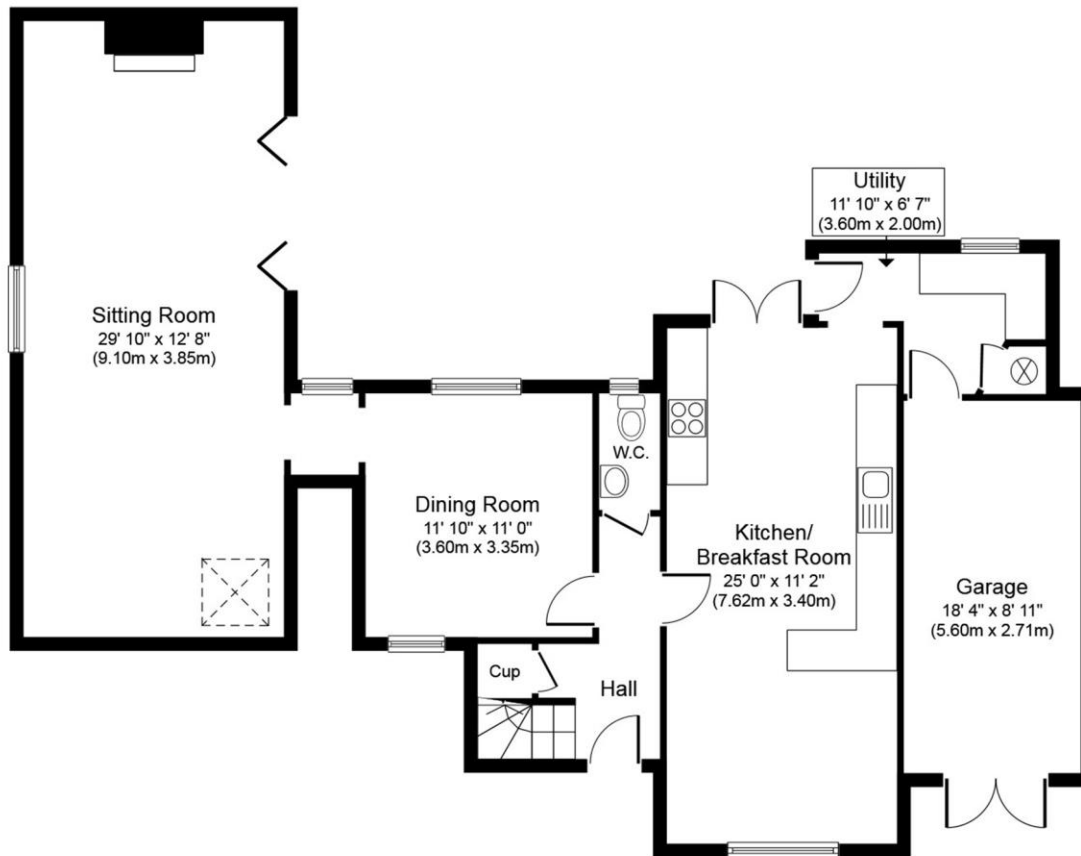
COUNCIL TAX BAND D.

TENURE Freehold.

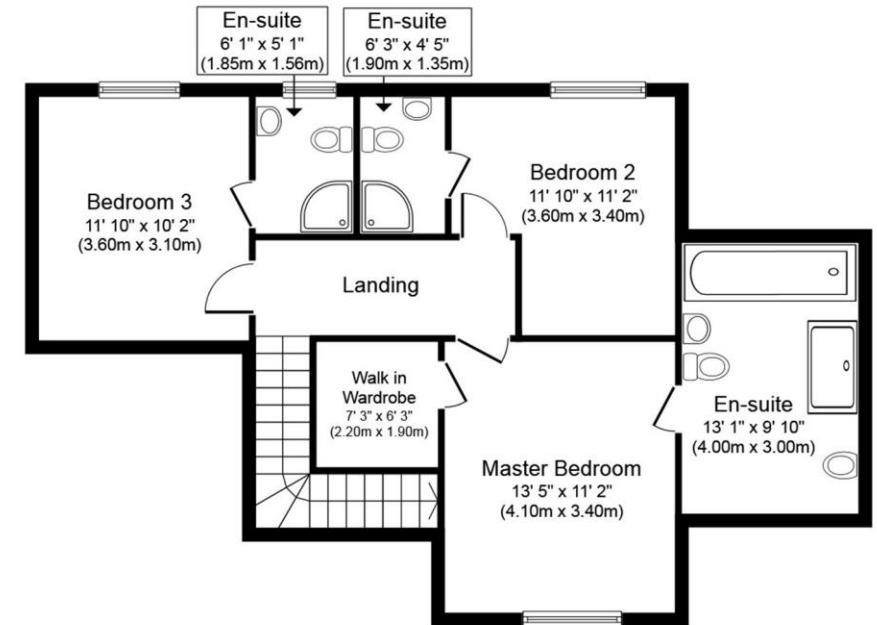
EPC tbc.

VIEWING by prior appointment only through David Burr estate agents.





Ground Floor
Approximate Floor Area
1,124 sq. ft.
(104.4 sq. m.)



First Floor
Approximate Floor Area
711 sq. ft.
(66.1 sq. m.)

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.

