



**2 Old Lode Court
Burwell, Cambridgeshire**

**DAVID
BURR**



2 Old Lode Court, Burwell, Cambridgeshire CB25 0FF

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.

A spacious and particularly well-presented four-bedroom detached house in the vastly popular Cambridgeshire village of Burwell. The well-proportioned accommodation measures close to 1,800 sq.ft offering an entrance hall, sitting room, kitchen/dining room, cloakroom, four bedrooms, three bathrooms and a study. Externally enjoying ample driveway parking, a detached garage and a beautifully presented rear garden.

A four-bedroom detached house in Burwell measuring close to 1,800 sq.ft of accommodation with driveway parking and a detached garage.

ENTRANCE HALL Presented in two sections with a door and window to front aspect with stairs rising to the first floor.

SITTING ROOM A large and light room with windows to front and side aspects and an open fireplace.

KITCHEN / DINING ROOM A stylishly presented kitchen with fitted units and drawers with an inset double sink and drainer. Integrated dishwasher with further space and plumbing for other appliances. Partially tiled walls, ample dining space, windows to front and side aspect with two sets of French doors leading to the rear garden terrace.

CLOAKROOM Wash hand basin and WC.

First Floor

LANDING Window to front aspect.

MASTER BEDROOM Fitted wardrobes, windows to front and side aspect and an **ENSUITE** with a shower cubicle, wash hand basin, heated towel rail, WC and window to rear aspect.

BEDROOM 2 Window to side aspect and an **ENSUITE** with a shower cubicle, wash hand basin, heated towel rail and WC.

BEDROOM 3 Window to both side aspects.

BATHROOM Extensively tiled with a shower cubicle, bath, wash hand basin, heated towel rail, WC and window to rear aspect.

Second Floor

LANDING A velux window and stairs rising from the first floor.

BEDROOM 4 Window to front aspect.

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STUDY Window to front aspect.

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

Outside

The front of the property boasts ample driveway parking, a **DETACHED SINGLE GARAGE**, a gravelled area for additional parking if required and a pathway leading to the front door. The rear garden is beautifully presented and predominately lawned with a raised decked terrace and impressively planted border flower beds planted with established shrubs and plants.

SERVICES Gas fired central heating. Mains water, drainage, gas and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY East Cambridgeshire District Council.

COUNCIL TAX BAND F.

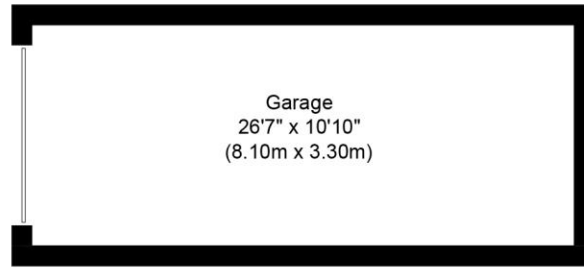
TENURE Freehold.

EPC C.

WHAT3WORDS tango.dreams.hacksaw

VIEWING by prior appointment only through David Burr estate agents.

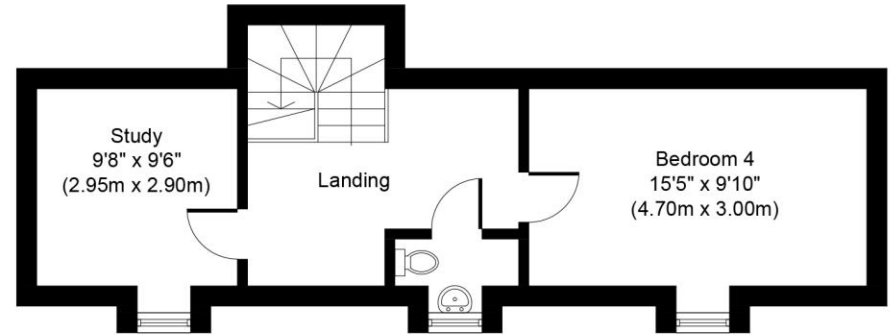




Garage
26'7" x 10'10"
(8.10m x 3.30m)

Garage
Approximate Floor Area
287 Sq. ft.
(26.7 Sq. m.)

(Not Shown In Actual Location / Orientation)



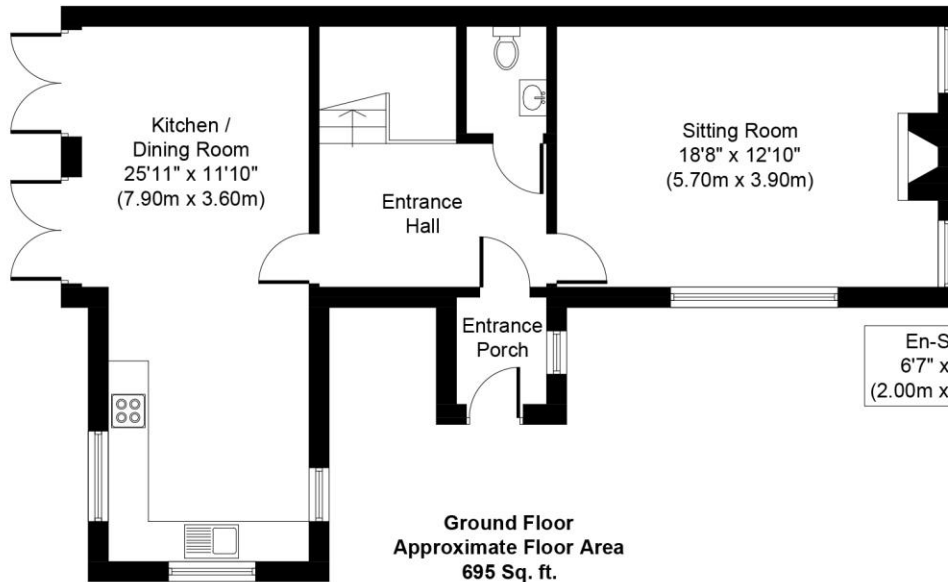
Study
9'8" x 9'6"
(2.95m x 2.90m)

Landing

Bedroom 4
15'5" x 9'10"
(4.70m x 3.00m)

Second Floor
Approximate Floor Area
425 Sq. ft.
(39.5 Sq. m.)

En-Suite
6'3" x 5'11"
(1.90m x 1.80m)



Kitchen /
Dining Room
25'11" x 11'10"
(7.90m x 3.60m)

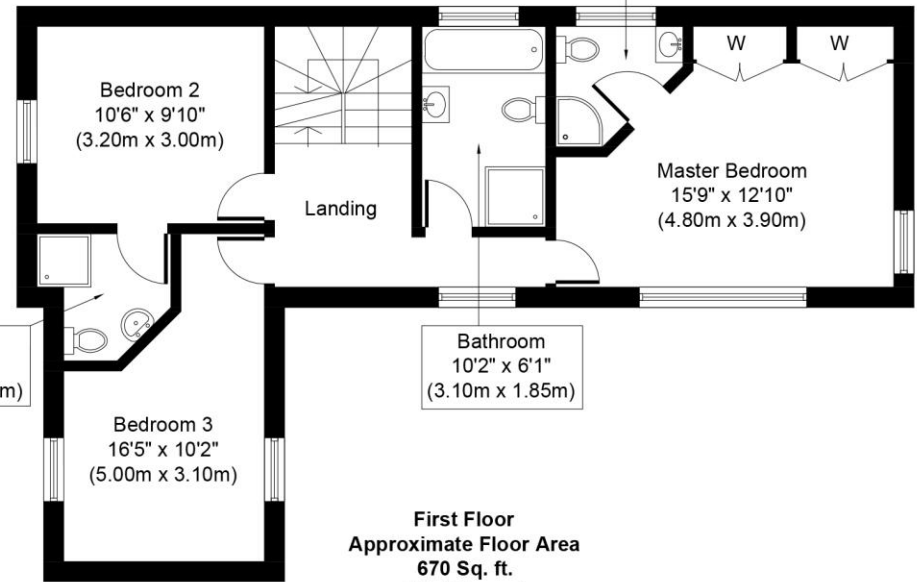
Entrance
Hall

Sitting Room
18'8" x 12'10"
(5.70m x 3.90m)

Entrance
Porch

En-Suite
6'7" x 6'3"
(2.00m x 1.90m)

Ground Floor
Approximate Floor Area
695 Sq. ft.
(64.6 Sq. m.)



Bedroom 2
10'6" x 9'10"
(3.20m x 3.00m)

Landing

Bedroom 3
16'5" x 10'2"
(5.00m x 3.10m)

Bathroom
10'2" x 6'1"
(3.10m x 1.85m)

Master Bedroom
15'9" x 12'10"
(4.80m x 3.90m)

First Floor
Approximate Floor Area
670 Sq. ft.
(62.2 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.

