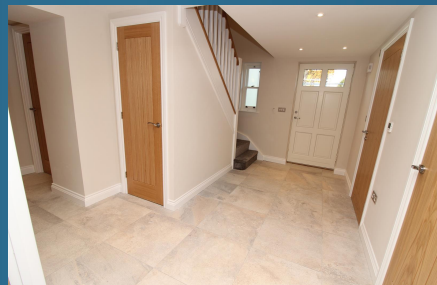


- Brand new Pub conversion
- Detached family home
- Four double bedrooms
- Two en-suites
- Three reception rooms
- Stunning kitchen
- Enclosed rear garden
- Double garage

High Street,
Burwell,
Cambridge
Guide price
£579,995



Radcliffe & Rust are delighted to offer, for sale, this exclusive newly converted family home. Located in the highly sought after village of Burwell, approximately 11 miles from Cambridge and 4.5 miles from Newmarket. This property is certainly not your average new build having previously been one of the Public Houses in the village it has now been converted/extended to make a quite stunning, spacious, family home. Internal accommodation is spread over two floors and boasts almost 2000 square feet of internal accommodation not including the detached double garage. It comprises of spacious entrance hall, downstairs cloakroom, boiler room, high end open plan kitchen/dining/sitting areas, separate living room and utility room. On the first floor you will find four double bedrooms, two with en-suite shower rooms and a simple stunning family bathroom. Outside there is a private rear garden with gated side and rear access, a detached double garage and off road parking for at least two vehicles. Being a new conversion this property is offered with no onward chain and will be completed towards the end of November 2018. Although a conversion this is essentially a brand new build home and therefore you will receive a full 10 year NHBC warranty on the property. An early viewing is strongly advised to call or email us now to arrange your visit. Viewings strictly by appointment only.

Entrance hall 4.11m x 1.98m

With double glazed window to front aspect, entrance door to front aspect encompassing feature window, under stairs storage cupboard with light, tiled flooring, under floor heating, downlighters and smoke detector.

Downstairs cloakroom 2.29m x 1.17m

With obscured double glazed window to front aspect, low level double flush W.C, vanity wash hand basin, tiled flooring, under floor heating, downlighters and extractor fan.

Boiler room 1.52m x 1.22m

With tiled flooring, Ideal logic gas fired central heating boiler, hot water cylinder, consumer unit and carbon monoxide detector.

Kitchen 4.88m x 4.04m

Fitted kitchen with matching wall and base units with granite worktops over, inset one and a half times sink and drainer unit, granite up-stand to worktops, double Bosch oven and grill, integrated Bosch dishwasher, central island with matching granite worktop with overhang to provide breakfast bar area, Bosch 5 ring induction hob suspended Neff cooker hood over, space for large American style fridge/freezer, feature under cupboard LED lighting, downlighters, heat detector, tiled flooring, under floor heating, double glazed window to side aspect, double glazed double doors to rear aspect leading to garden and patio area.

Dining room 5.03m x 3.51m

With tiled flooring, television point, under floor heating and downlighters.

Sitting/Garden room 4.42m x 3.71m

With double glazed double doors to side aspect leading to garden/patio, engineering oak flooring, under floor heating, vaulted ceilings with two remote control Velux roof lights, downlighters, door leading to:

Utility room 3.66m x 1.88m

With fitted base units and one large double unit, granite worktops and up-stand with inset one and a half times sink and drainer unit, tiled flooring, under floor heating, plumbing for washing machine, space for tumble dryer, downlighters, extractor fan, double glazed window to rear aspect and double glazed door to side aspect leading to patio and garden.

Sitting room 6.15m x 3.35m

With two double glazed six over six timber framed sash windows to front aspect, television and satellite points, under floor heating and downlighters.

Landing

L shaped landing leading to all first floor accommodation, radiator, access to loft space, smoke detector and sun tunnel allowing for extra natural light.

Bedroom one 4.32m x 3.89m

With double glazed window to both front and side aspect, radiator, television point, downlighters and door leading to:

En-suite 2.13m x 1.22m

Part tiled suite comprising of large shower cubicle, low level double flush W.C, vanity wash hand basin, tiled flooring, under floor heating, electric heated towel rail, shaver point, extractor fan and downlighters.

Bedroom two 3.76m x 3.51m

With two double glazed windows to rear aspect, radiator, television point, downlighters and door to:

En-suite 2.24m x 1.30m

(L shaped room, maximum measurements) Part tiled suite comprising of shower cubicle, low level double flush W.C, vanity wash hand basin, tiled flooring, under floor heating, electric heated towel rail, shaver point, extractor fan and downlighters.

Bedroom three 3.45m x 3.35m

With double glazed six over six timber framed sash window to front aspect, radiator, television point and downlighters.

Bedroom four 4.11m x 2.79m

(Maximum measurements) With double glazed six over six timber framed sash window to front aspect, radiator, television point and downlighters.

Bathroom 2.84m x 2.24m

Part tiled family bathroom with free standing bath with mixer taps and shower head attachment, large shower cubicle with normal shower head and extra rainforest attachment, vanity wash hand basin, tiled flooring, under floor heating and heated towel rail, shaver point, extractor fan and Velux roof light.

Garden

To the rear of the property there will be an enclosed rear garden with brick built wall, paved pathway, paved patio area, lawn area and gated rear access leading to garage.

Double garage

Double garage with two single up and over door, power, lighting and personnel door to side access to garden.



Total area: approx. 201.3 sq. metres (2168.9 sq. feet)

Changes are to position only
Water should be along Pathing

