

- Exclusive development
- Three brand new family homes
- All detached - 5 bedrooms minimum
- Double garages
- 10 Year guarantee
- 2 with accommodation above garages
- Highly sought after village location
- Site visits available

High Street,  
Burwell,  
Cambridge  
Guide price  
£600,000



Radcliffe & Rust are delighted to offer for sale three exclusive new build family homes in the highly sought after village of Burwell approximately 11 miles from Cambridge and 4.5 miles from Newmarket. The properties are certainly not your average new builds as this is a unique development of only three plots. Internal accommodation ranges from 2627 - 2960 square feet across the three plots (including garages). Each property comprises of a minimum of entrance hall, cloakroom, kitchen/breakfast or dining room, utility room, 5 bedrooms, with en-suite to master and main family bathroom. The two storey property has a separate dining room on the ground floor and the three storey properties have an additional shower room on the second floor and an additional study/bedroom 6 on the first floor. Expected completion date is around December Autumn 2019 for the largest property and spring 2020 for the other two plots. To find out more about this unique development and to register your interest please call or email us now.

#### General Features

- Open plan kitchen and breakfast/dining area
- Master bedroom with en-suite
- Contemporary oak flush internal doors
- Polished chrome door furniture
- Softwood painted staircase with Oak handrails & Newel caps
- UPVC Double glazed windows
- Modern 145mm MDF skirtings & 58mm architraves
- Internal timberwork painted gloss / satin white
- Internal ceilings painted white emulsion
- Internal plastered walls (choice of colours)

#### External

- Indian stone paving patio to rear gardens
- Indian stone paving pathway surrounding property
- Enclosed garden with treated closed board fencing
- Rear garden area to be turfed
- Mains drainage

#### Kitchens

- Bespoke kitchen units in high gloss finish with island unit
- Quartz worktops with matching splash backs & glass panel over hob
- All fitted branded appliances including extractor
- Fully fitted separate utility room (washing machine & tumble dryer included)

#### Bathrooms

- Heated towel rails
- Contemporary range of white sanitary ware including furniture
- Polished chrome taps and fittings
- Fully tiled walls and fully tiled floors

#### External elevations

- Traditional fascia detail
- Plain tile roof
- Traditional brick frontage

#### Security

- Fully fitted intruder alarm with PIR sensors and external sounder
- Mains powered smoke heat and CO2 detectors
- High security locking system to all windows and doors

#### Electrical

- Low voltage recessed spotlights and decorative lighting
- Feature lighting in kitchen
- External lighting with PIR sensors to front side and rear areas
- Electric supply to double garage

#### Heating & Plumbing

- Pressurised installation to provide equal hot and cold water pressures
- Zoned underfloor heating to ground floor with modern radiators to first floor and second floor
- Air source heat pumps with thermostatically controlled radiators
- Programmable hot water and heating controls

#### Flooring

- Ceramic tiles to kitchen/breakfast/utility & cloaks
- Ceramic tiles to bathrooms & showers
- All other rooms engineered oak to ground floor and carpet to first and second floors
- Other options available to purchasers if reservation made at early stage

#### Garages

- Water and electricity connected.
- Lighting and power connected.
- Oak double doors

#### Warranty

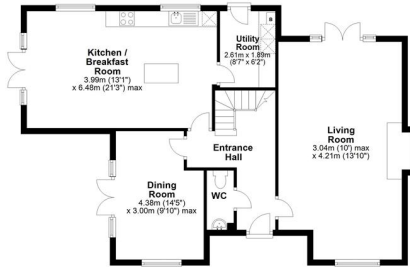
Full 10 Year IWC warranty.

#### Agent notes

Artist perspectives and any photographs used in the brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary to make minor architectural changes, therefore prospective purchasers should check the latest plans with the selling agent. Due to our policy of continual improvement, we

**Plot 1  
Ground Floor**

Approx. 77.3 sq. metres (832.0 sq. feet)



**First Floor**

Approx. 85.7 sq. metres (922.1 sq. feet)



Total area: approx. 163.0 sq. metres (1754.0 sq. feet)

Drawings are for guidance only  
Plan produced using PlanIQ