



Pocock + Shaw



14 The Causeway  
Burwell  
Cambridgeshire  
CB25 0DU

A substantial 3 bedroom detached house standing in a superb large plot situated close to the village centre and with outstanding potential for extending and updating. The property is offered with no chain and benefits from well proportioned accommodation with a double aspect living room and large conservatory, a kitchen and separate utility room and a ground floor cloakroom. Features include 3 double bedrooms, a delightful part walled garden and plentiful parking.

Guide Price £475,000





Burwell is situated in pleasant countryside approximately 11 miles north east of the university city of Cambridge and some 4 1/2 miles from the horse racing town of Newmarket. The village offers an excellent range of facilities including a primary school, doctors surgery, dentist, various shops, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14, the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Station..

**Entrance Hall** with stairs leading to the first floor and a pair of glazed doors leading to the living room.

**Kitchen** 4.81m x 2.74m (15'9" x 9'0") a double aspect room with a range of base and wall mounted units, integrated eye level oven and grill and microwave, 4 burner gas hob with extractor hood over, tiled flooring.

**Utility Room** 3.35m x 2.00m (11'0" x 6'7") with fitted base cupboards, stainless steel sink unit, floor mounted Potterton gas fired boiler, glazed door leading to the rear garden.

**Cloakroom** with a concealed cistern low level WC and hand basin.

**Living Room** 6.94m x 3.74m (22'9" x 12'3") a double aspect room with a bay window to the front aspect and sliding patio doors leading to the conservatory.

**Conservatory** 4.51m x 3.47m (14'10" x 11'5") uPVC double glazed with a pair of glazed doors leading to the garden.

#### **First Floor**

**Galleried Landing** with a built in cupboard.

**Bedroom 1** 4.81m x 2.73m (15'9" x 8'11") a triple aspect room with fitted wardrobes.

**Bedroom 2** 3.80m x 3.63m (12'6" x 11'11") with fitted wardrobes and drawer units.

**Bedroom 3** 3.79m x 3.20m (12'5" x 10'6") with fitted wardrobes and drawer units.

**Bathroom** with a bath, hand basin, airing cupboard with hot water cylinder.

**Separate WC** with a concealed cistern low level WC and hand basin.

At the front is a large driveway with a low level perimeter wall and a lawned front garden with shrub borders. An open covered entrance porch with brick flooring leads to the front entrance door.

At the rear of the property is a large part walled garden with established trees and shrubs, a patio area and a pair of wrought iron gates providing vehicular access from the shared driveway to the right hand side of the house.

To the right hand side of the property is a large garage with a metal up and over door to the front, an inspection pit, windows to the side and rear and a pedestrian door leading to the garden.

#### **Tenure**

The property is freehold.

#### **Services**

Mains water, gas, drainage and electricity are connected.

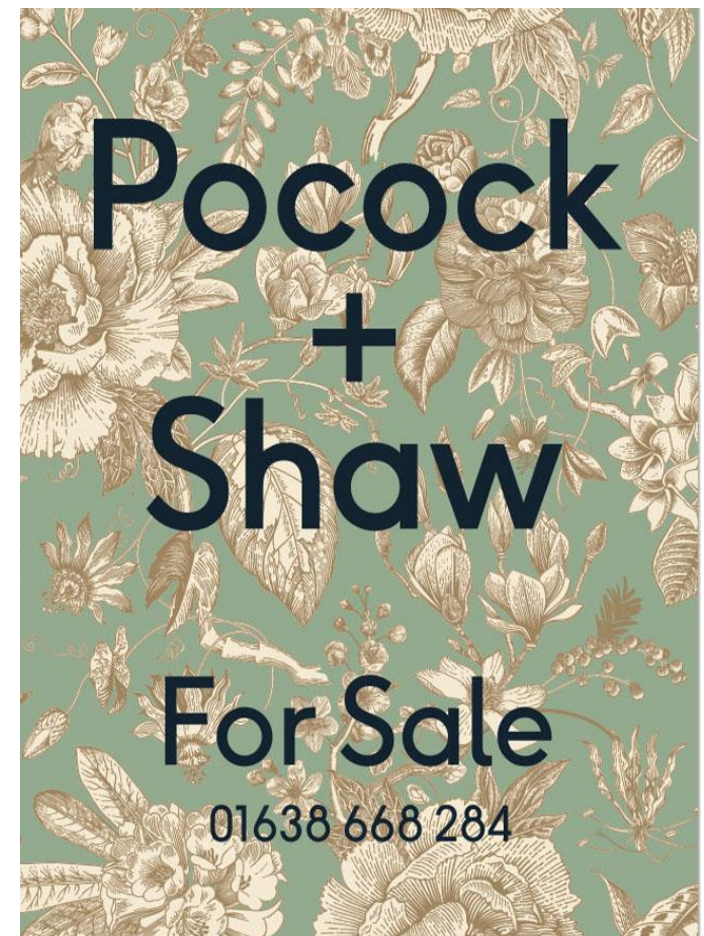
The property is/is not in an conservation area. The property is in a low flood risk area.

Internet connection, basic: 18Mbps, Ultrafast: 57Mbps. Mobile phone coverage by the four major carriers available.

EPC: C

**Council Tax Band:** D West Suffolk District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. PBS



3 double bedrooms  
Potential for extending and updating  
Exceptional large garden  
Garage and driveway  
Sought after location  
NO ONWARD CHAIN













**Pocock  
+  
Shaw**

**For Sale**

01638 668 284









