



25a The Causeway
Burwell, Cambridgeshire CB25 0DU
Guide Price £475,000

25a The Causeway, Burwell, Cambridgeshire CB25 0DU

An individually built, modern and detached bungalow with private driveway tucked down a private lane and set in the heart of this well served and much loved village.

The property offers much potential and boasts spacious and well proportioned rooms throughout with accommodation comprising a spacious entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, four good size bedrooms (with dressing area and en-suite to the master bedroom) and a separate shower room.

Complete with private driveway leading to an ample block paved frontage, integral double garage and fully enclosed rear and side gardens with seating/patio areas, Summerhouse and storage shed.

Rarely available and perfect setting - an opportunity not to be missed.

EPC (D)

Accommodation Details

Part glazed front door with glazed panels to each side leading through to:

Entrance Hall

Spacious hall with access to loft space, airing cupboard, telephone connection point, radiator, access and glazed double doors leading through to:

Sitting Room 18'10" x 13'1" (5.74m x 3.99m)

French style doors with glazed panels to the side leading to the rear garden, TV aerial connection point, recessed lighting to the ceiling, two radiators.

Dining Room 11'10" x 8'8" (3.61m x 2.64m)

With window to the side aspect, recessed lighting to the ceiling, radiator, glazed double doors to the hallway.

Kitchen/Breakfast Room 10'2" x 15'1" (3.10m x 4.60m)

Fitted with an extensive range of eye level and base storage units with granite effect working top surfaces over, inset sink unit with mixer tap over, tiled splashback, built in eye level double oven, separate hob with extractor hood over, space and plumbing for dishwasher, built in fridge/freezer, ample room for dining table and chairs, tile effect flooring, recessed lighting to ceiling, radiator, window to the side aspect, access to:

Utility Room

Fitted with eye level and base storage units with working top surface over, inset sink unit with mixer tap over, space and plumbing for washing machine, space for condensing tumble dryer, tile effect flooring, part glazed door leading to the rear garden, access and door leading through to:

Garage 19'3" x 16'3" (5.87m x 4.95m)

Integral double garage with electric up and over door, power and lighting, useful gable storage, pedestrian door.

Master Bedroom 13'11" x 14'6" (4.24m x 4.42m)

Dual aspect room with windows to the front and side aspects, wood effect flooring, radiator, access and door leading through to:

Dressing Room

With wood effect flooring, glazed door to the rear aspect, radiator, opening leading through to:

En-Suite

With suite comprising shower cubicle, wash hand basin and low level WC, tiled walls, tiled flooring, window to the side aspect.

Bedroom 2 14'2" x 8'10" (4.32m x 2.69m)

With window to the rear aspect, built in wardrobes with sliding doors, radiator.

Bedroom 3 9'2" x 8'10" (2.79m x 2.69m)

With window to the rear aspect, radiator.

Bedroom 4 8'11" x 7'10" (2.72m x 2.39m)

With window to the front aspect, radiator.

Shower Room

With suite comprising shower enclosure, wash hand basin set in vanity unit and low level WC, tiled walls, tiled flooring, radiator, window to the side aspect.

Outside - Front

Approached via a private driveway leading to a block paved frontage providing ample off road parking, gated access to side and rear gardens, access to integral garage.

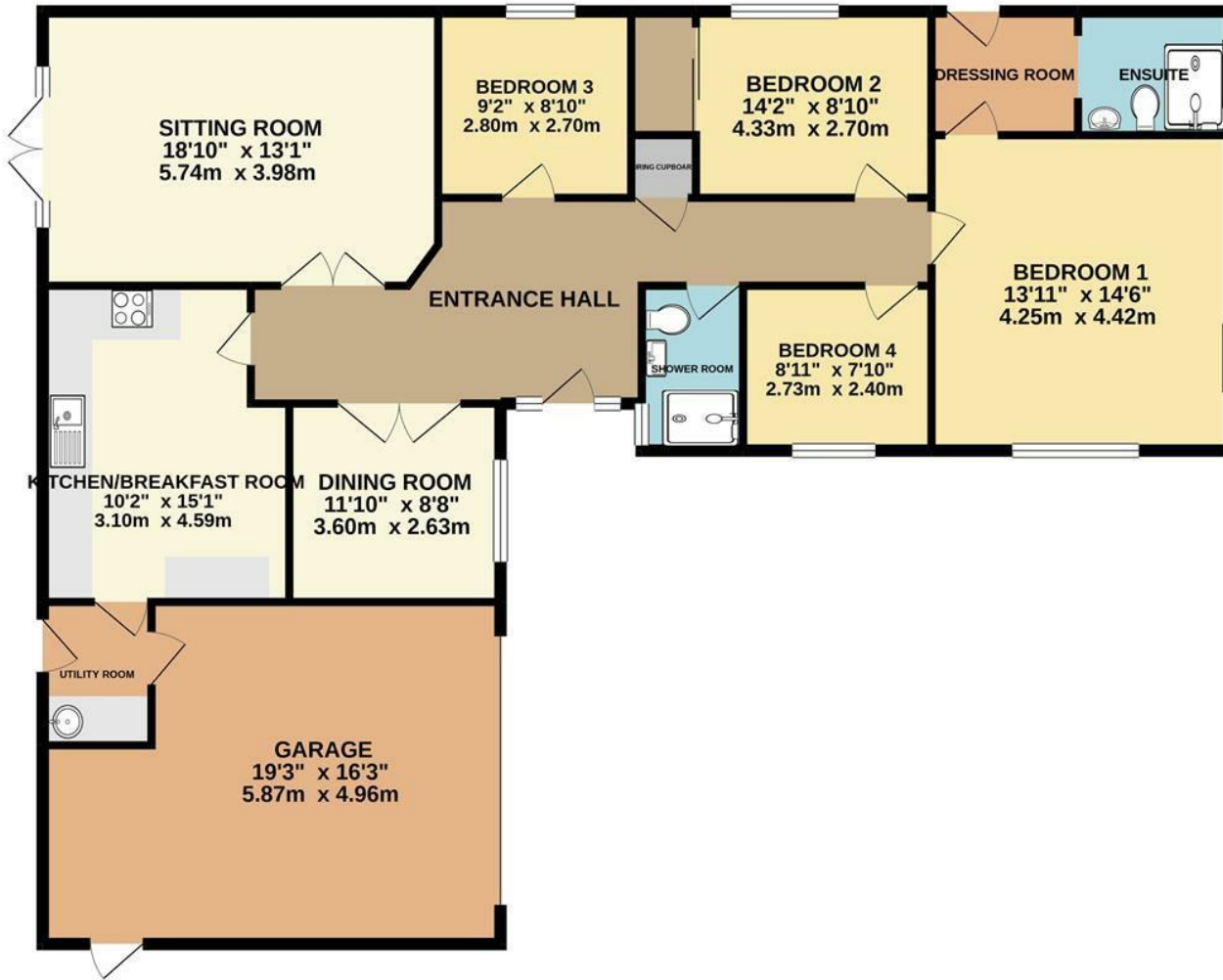
Outside - Side

Fully enclosed garden bordered by mature hedging, predominantly laid to lawn with tiered paved patio/seating areas, further patio/seating area, timber built Summerhouse, gated access to:

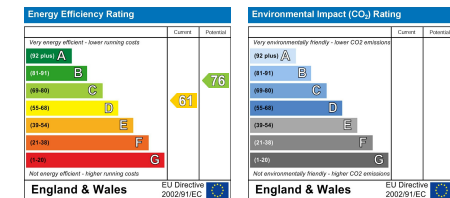
Outside - Rear

With concrete storage shed, remaining area laid to stone with access to rear and front.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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