



**The Causeway, Burwell, Cambridgeshire CB25 0DU**

**Guide Price £495,000**



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## The Causeway, Burwell, Cambridgeshire CB25 0DU

An impressive semi-detached family home set within this highly regarded and sought after village and boasting accommodation of around 2100 sq ft.

Hugely improved and cleverly extended, this property offers fabulous size rooms throughout with the current owners using part of the property for Airbnb providing a useful income.

Incredibly deceptive the property boasts accommodation to include spacious entrance hall, utility room/cloakroom, living room, dining area/garden room, kitchen/breakfast room, rear porch, four excellent size bedrooms (ensuite to master) and a family bathroom. With its own entrance the property also benefits from studio apartment with kitchen area and living/bedroom, shower room.

Externally the property offers a fully enclosed rear garden and gravelled driveway providing parking.

Internal viewing highly recommended.

EPC (C)  
Council Tax B (East Cambs)

### Accommodation Details:

Glazed front entrance door through to the:

#### Hallway

With staircase rising to the first floor, radiator and door through to the:

#### Living Room 21'6" x 19'8" (6.57 x 6.00)

Sizeable L- shaped living room with TV connection point, two radiators, laid wooden flooring, windows to the side aspect and door through to the:

#### Kitchen 15'1" x 9'10" (4.62 x 3.02)

Modern fitted kitchen with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset sink and drainer with mixer tap, range cooker with extractor hood above, space and plumbing for a fridge and dishwasher. Windows to the rear aspect.

#### Dining Room 13'1" x 9'10" (4.01 x 3.02)

Tiled flooring, radiator, two Velux windows and opening through to the:

#### Garden Room 17'7" x 9'8" (5.38 x 2.95)

Good sized garden room with TV connection point, electric fireplace, radiator, laid wooden flooring windows to the rear aspect and sliding doors out to the rear garden.

#### Utility 7'0" x 5'2" (2.14 x 1.60)

With low level W.C and wall mounted hand basin. Radiator, plumbing and space for washing machine and tumble dryer.

#### Annexe 20'11" x 12'1" (6.39 x 3.69)

Useful annexe with space for a double bed, storage units with working surfaces over, inset stainless steel single bowl sink, window and external door to the front aspect, independent electric heating and door through to the:

#### Annexe Bathroom

Three piece bathroom suite with low level WC, wash basin with vanity cupboard under, enclosed shower cubicle, radiator and wooden style laid flooring.

#### First Floor Landing

Laid wooden flooring, radiator and access to loft space.

#### Bedroom 1 21'3" x 11'8" (6.50 x 3.58)

Double bedroom with built-in wardrobes, radiator, dual aspect windows to the rear and door through to the:

#### Ensuite

Three piece suite comprising of a low level WC pedestal wash basin, enclosed shower cubicle, part tiled walls and radiator.

#### Bedroom 2 13'11" x 10'1" (4.26 x 3.08)

Double bedroom with radiator, double fitted wardrobe and window to the front aspect.

#### Bedroom 3 14'11" x 10'9" (4.56 x 3.28)

Double bedroom with double fitted wardrobe, radiator and window to the front aspect.

#### Bedroom 4 11'2" x 7'1" (3.41 x 2.18)

Laid wooden flooring, radiator and window to the side aspect.

#### Bathroom

Modern bathroom suite comprising a low level WC, pedestal wash basin, enclosed shower cubicle, panelled bath, part tiled walls, radiator and obscured window to the side aspect.

#### Outside - Rear

Established rear garden well stock with a variety of mature trees, shrubs and flowers. Raised timber deck, a further paved patio seating area and lawn. Outdoor lights and outdoor tap. Garden shed (16 x 8 ft) fully insulated shed with electrics.

#### Outside - Front

Gravelled driveway creating off-road parking and side pedestrian gate.

#### Garage 15'7" x 8'8" (4.77 x 2.66)

Up and over door, power and lighting.

#### Property Information:

Maintenance fee - N/A  
EPC - C

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi-Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Feet - 2100 sq ft

Parking – Off road & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps

download, 100Mbps upload

Mobile Signal/Coverage – Limited

Rights of Way, Easements, Covenants – None that the vendor is aware of

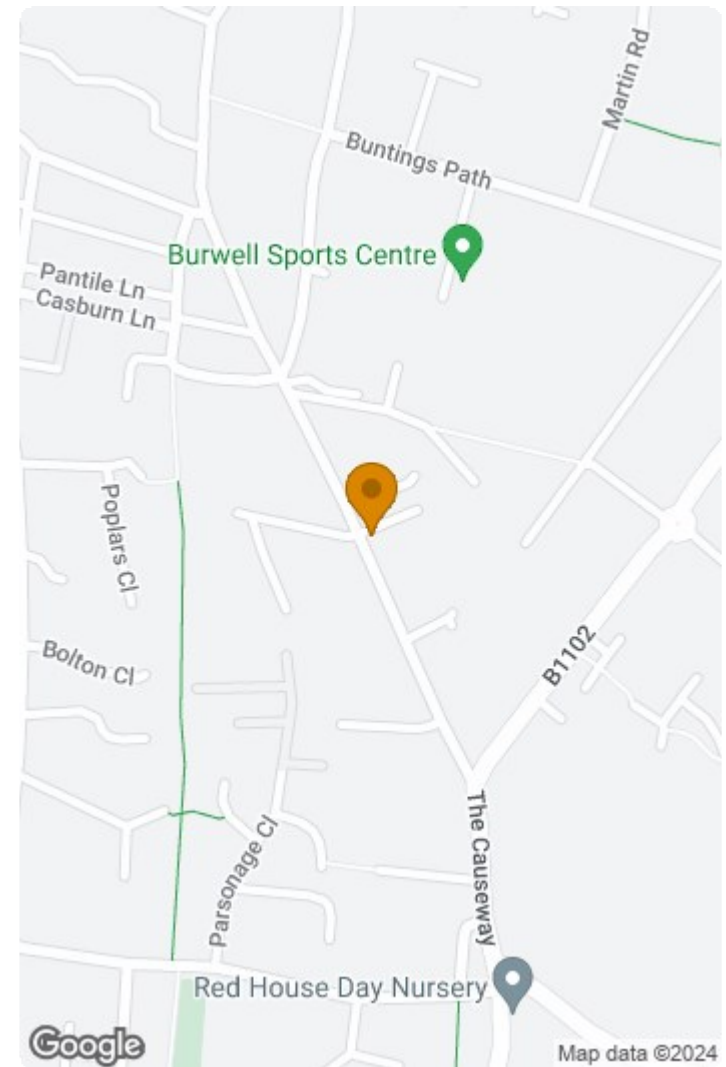
Approximate Gross Internal Area 2062 sq ft – 192 sq m  
 Ground Floor Area 1200 sq ft – 112 sq m  
 First Floor Area 862 sq ft – 80 sq m  
 Garage Area 142 sq ft – 13 sq m



Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
71	78		
Very energy efficient - lower running costs A B C D E F G Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions A B C D E F G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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