



The Causeway, Burwell, CB25 0DU

CHEFFINS

# The Causeway

Burwell,  
CB25 0DU

- Individual Detached House
- 3 Double Bedrooms
- 2 Reception Areas
- Attractive Part Walled Gardens
- Non-Estate Village Location
- NO ONWARD CHAIN

An individual 3 bedroom detached character home standing in a sought after location close to the village centre and with a delightful part walled garden to the rear. The property is offered with NO CHAIN and benefits from a double aspect living room, a conservatory, kitchen and a separate utility room. Additional features include 3 double bedrooms and a bathroom on the first floor, a large garage and attractive part walled gardens.

3 1 2



Guide Price £575,000



## LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

**ENTRANCE HALL**

with stairs leading to the first floor, pair of glazed doors leading to the living room.

**LIVING ROOM**

A double aspect room with sliding patio doors leading to the conservatory and a bay window to the front aspect.

**CONSERVATORY**

uPVC double glazed with a pair of glazed doors leading to the garden.

**KITCHEN**

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**

with fitted base cupboards, stainless steel sink unit, floor mounted Potterton gas fired boiler, glazed door leading to the rear garden.

**CLOAKROOM**

with concealed cistern low level WC and a hand basin.

**FIRST FLOOR****GALLERIED LANDING**

with built-in storage cupboards.

**BEDROOM 1**

A triple aspect room with fitted wardrobes and drawer units.

**BEDROOM 2**

with fitted wardrobes and drawer units.

**BEDROOM 3**

with fitted wardrobes and drawer units.

**BATHROOM**

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

**SEPARATE CLOAKROOM**

with concealed cistern low level WC and a hand basin.

**OUTSIDE**

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

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

**LARGE GARAGE**

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.

**SALES AGENTS NOTES**

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Traditional brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 1388

Parking - Garage & Driveway

Heating sources - Gas central heating

Rights of Way - Right of way over driveway to the right hand side of the property for vehicular access to the rear garden.

Conservation Area - Yes

For more information on this property, please refer to the Material Information Brochure on our website.



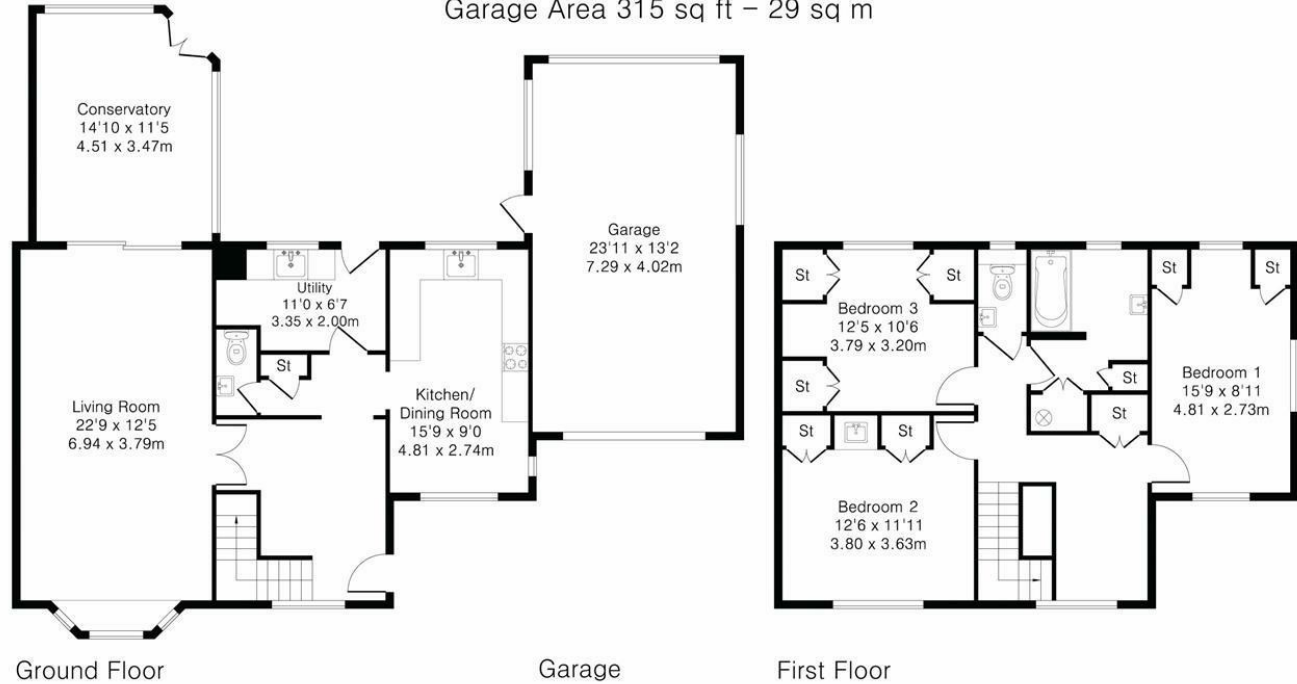








Approximate Gross Internal Area 1552 sq ft – 145 sq m  
 Ground Floor Area 867 sq ft – 81 sq m  
 First Floor Area 685 sq ft – 64 sq m  
 Garage Area 315 sq ft – 29 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>83</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>53</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Guide Price £575,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - East Cambridgeshire



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.