



**The Causeway, Burwell CB25 0DU**

**Offers Over £500,000**

**MA**  
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# The Causeway, Burwell CB25 0DU

An exceptional and imposing semi detached Edwardian home that retains many original features in the popular village of Burwell, centrally positioned, close to amenities.

Burwell is a popular village with many shops, pubs and restaurants, health centre, sports facilities and a primary school. Its just six miles from Cambridge and five from Newmarket so is a short commute.

Accommodation is spacious throughout and includes a living room, dining room, study, playroom/sitting room, garden room, kitchen, utility room, pantry and a shower room. The first floor includes three bedrooms and a bathroom with the top floor including a master bedroom and WC.

Externally, there is a generous rear garden with patio and lawned area's and various flower and shrub borders. A gate at the rear leads to the garage. To the front there is a small garden and further off road parking.

## Entrance Hall

With doors leading to the dining room, sitting room, playroom and study. Large built-in storage cupboard. Stairs leading to the first floor.

## Kitchen

13'1" x 11'5"

Modern kitchen with a range of matching base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Space for undercounter fridge and freezer. Space and plumbing for dishwasher. Integrated, eye level oven. Inset gas hob with stainless steel extractor over. Attractively tiled splashbacks. Radiator. Internal window to the sunroom. Window to the rear aspect. Velux window. Door leading to the utility room. Half glazed door leading to the rear garden. Door to dining room.

## Utility Room

7'10" x 4'11"

Buit-in eye and base level cupboard with work top counter. Space and plumbing for washing machine. Doors to kitchen and shower room.

## Dining Room

13'1" x 10'5"

Generous room with window to the side aspect. Alcove shelving. Radiator. Doors leading to the kitchen and entrance hall. Glazed door to the sunroom.

## Sitting Room

14'5" x 10'11"

Lovely sitting room with bay window to the front aspect. Feature fireplace with attractive wood surround and mantel, tiled slips and stone hearth. Radiator. Door to the entrance hall.

## Sun Room

7'6" x 6'3"

Charming room offering a variety of uses. With french doors leading to the rear garden. LVT wood flooring. Internal window to the kitchen. Glazed door leading to the dining room.

## Study/Play Room

10'7" x 10'5"

Generous room offering a variety of uses. Radiator. Door to entrance hall.

## Living Room

10'2" x 9'2"

Generous room offering a variety of uses with bay window to the front aspect. Radiator. Door to entrance hall.

## Shower Room

8'5" x 5'0"

White suite comprising low level W.C., pedestal hand basin with tiled splashback and walk-in, tiled shower cubicle. Tiled flooring. Window to the side aspect. Door leading to the utility room.

## Landing

With doors leading to 3 bedrooms and bathroom. Stairs leading to the Master bedroom and descending to the ground floor.

## Bedroom 2

12'11" x 10'5"

Double bedroom with window to the rear aspect. Attractive fireplace with white surround and mantel. Wall mounted hand basin. Radiator. Door to landing.

## Bedroom 3

12'4" x 10'2"

Double bedroom with dual aspect windows. Feature fireplace with ornate surround and mantel. Radiator. Door leading to the landing.

## Bedroom 4

13'5" x 8'4"

Double bedroom with dual windows to the front aspect. Feature fireplace with ornate surround and mantel. Radiator. Door leading to the landing.

## Bathroom

11'6" x 8'5"

White suite comprising low level W.C., wall mounted hand basin and panelled bath with wall mounted shower over. Tiled to wet areas. Tiled flooring. Radiator. Obscured window. Door to landing.

## Stairs

With stairs leading to the first floor landing.

## Master Bedroom

16'5" x 12'1"

Charming bedroom with feature exposed brick wall. Vaulted ceiling fitted with triple velux windows. White W.C. and hand basin. Electric storage heater. Access to eaves storage. Door to stairs leading to the first floor landing.

## Garage

With up and over door. Pedestrian door leading to the rear garden.

## Outside - Front

Slate beds with mature shrub planting with central paved pathway leading to the front door with attractive arched storm porch. Access drive leading to the garage. Access gate to the rear garden.

## Outside- Rear

Lawned area with paved area to the rear of the house with access to the kitchen and french door access to the sunroom. Gavelled seating area and patio area beyond. Pathway leading to kitchen. Pedestrian door to the garage. Access gate to the front.

## PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - tbc

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 162 SQM

Parking – 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 – Ofcom advise likely on all networks

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

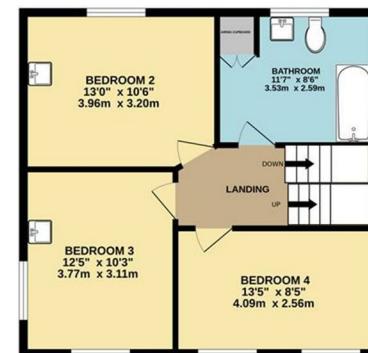
## Location

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.

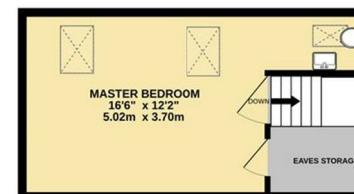
GROUND FLOOR  
1047 sq.ft. (97.2 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR  
292 sq.ft. (27.2 sq.m.) approx.



- Edwardian Semi-Detached House
- Accommodation Over Three Storeys
- Modern Kitchen
- Five Reception Rooms
- Three First Floor Bedrooms
- Generous Bathroom
- Second Floor Master Bedroom with W.C. and Hand Basin
- Charming Rear Garden
- Garage
- Viewing Highly Recommended



TOTAL FLOOR AREA : 1881 sq.ft. (174.7 sq.m.) approx.

Whilst every attempt has been made to ensure the information 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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