



The Causeway, Burwell, CB25 0DU

**CHEFFINS**

# The Causeway

Burwell,  
CB25 0DU

- Beautifully Presented Accommodation
- 3 Bedrooms
- Ground Floor Office/Playroom
- Open Plan Living/Dining Room
- Cast Iron Feature Fireplaces
- Enclosed Rear Garden
- Detached Garage & Off-Road Parking

A beautifully presented 3 bedroom cottage located within the popular village of Burwell. The property offers spacious and versatile accommodation, including a generous living/dining room, a ground floor office/playroom, a bright garden room overlooking the garden and a 4 piece family bathroom. Externally the property boasts a good sized garden with an outbuilding, summerhouse and a detached garage with off-road parking located to the rear of the property. Viewing Essential.

3 1 2



Guide Price £435,000



## 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.

**LIVING ROOM**

with an original entrance door, 2 large sash windows with fitted shutter blinds, laminate flooring, bespoke built in media unit, feature cast iron fireplace with marble hearth and wooden surround, 2 radiators.

**KITCHEN**

with a range of matching wall and base units with work surfaces over, stainless steel sink with mixer tap, tiled flooring, space and plumbing for appliances, inset spotlights, tiled flooring, sash window to the rear aspect with fitted shutter blinds.

**REAR LOBBY****OFFICE/PLAYROOM**

A versatile room with a feature cast iron fireplace with quarry tiled hearth and wooden surround, radiator, built-in storage cupboard, further under stairs storage cupboard, sash window looking into the garden room.

**GARDEN ROOM**

Brick plinth with double glazed uPVC construction with an electric storage heater, laminate flooring.

**FIRST FLOOR****LANDING**

with loft access, built-in storage cupboard housing the gas fired boiler.

**BEDROOM 1**

with built-in storage, cast iron fireplace, radiator, sash window with fitted shutter blinds.

**BEDROOM 2**

with a storage cupboard, sash window to the rear aspect with fitted shutter blinds.

**BEDROOM 3**

with a cast iron feature fireplace, radiator, sash window to the front aspect with fitted shutter blinds.

**FAMILY BATHROOM**

with a low level WC, wall mounted wash hand basin, side panel bath, large bath with chrome attachments, heated towel rail, large walk-in rainfall shower, extractor fan, loft access, 2 heated chrome towel rails, sash window to the rear aspect.

**OUTSIDE**

The front garden is enclosed by timber fencing with gated access, laid to gravel with shrubs and a brick pathway leads to the entrance door. To the side of the property is a pathway shared with neighbouring property providing private gated access into the rear garden.

To the rear of the property is a large enclosed rear garden mainly laid to lawn with a patio seating area, flower and shrub borders, timber gated access to the side and a pathway leading to the bottom of the garden with further gated access leading to the summerhouse and garage.

**SUMMERHOUSE**

A large timber built summerhouse with power and light connected.

**DETACHED GARAGE**

Located to the rear of the property with power and light, pedestrian door to the side. Space in front for off-road parking.

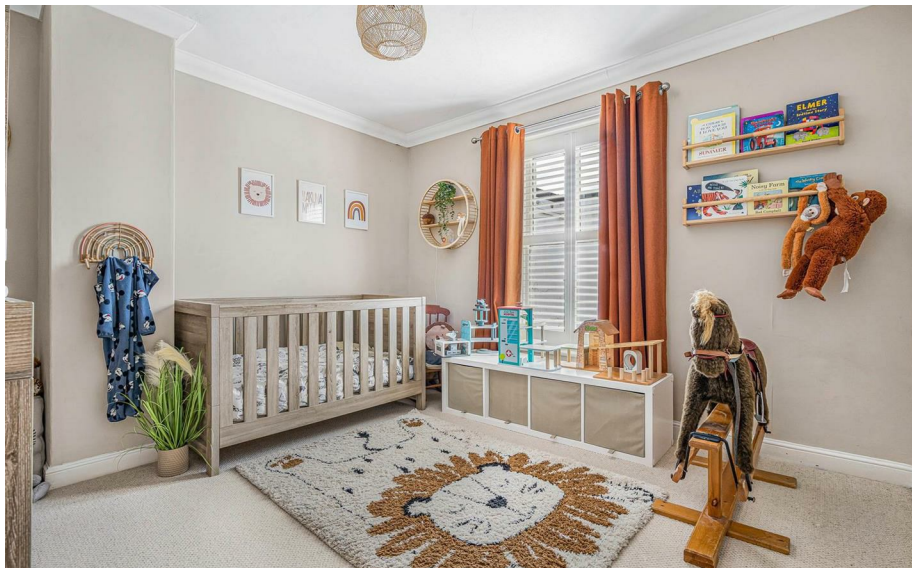
**BRICK BUILT OUTBUILDING**


Split into two sections, on side housing a low level WC, vanity wash hand basin, tiled flooring, separate electrics and the other half is used as a large shed with power and light.

**SALES AGENTS NOTES**

Please note there is an outstanding application on the Land Registry title which will need to complete before the sale can progress.

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £435,000  
 Tenure - Freehold  
 Council Tax Band - C  
 Local Authority - East Cambridgeshire



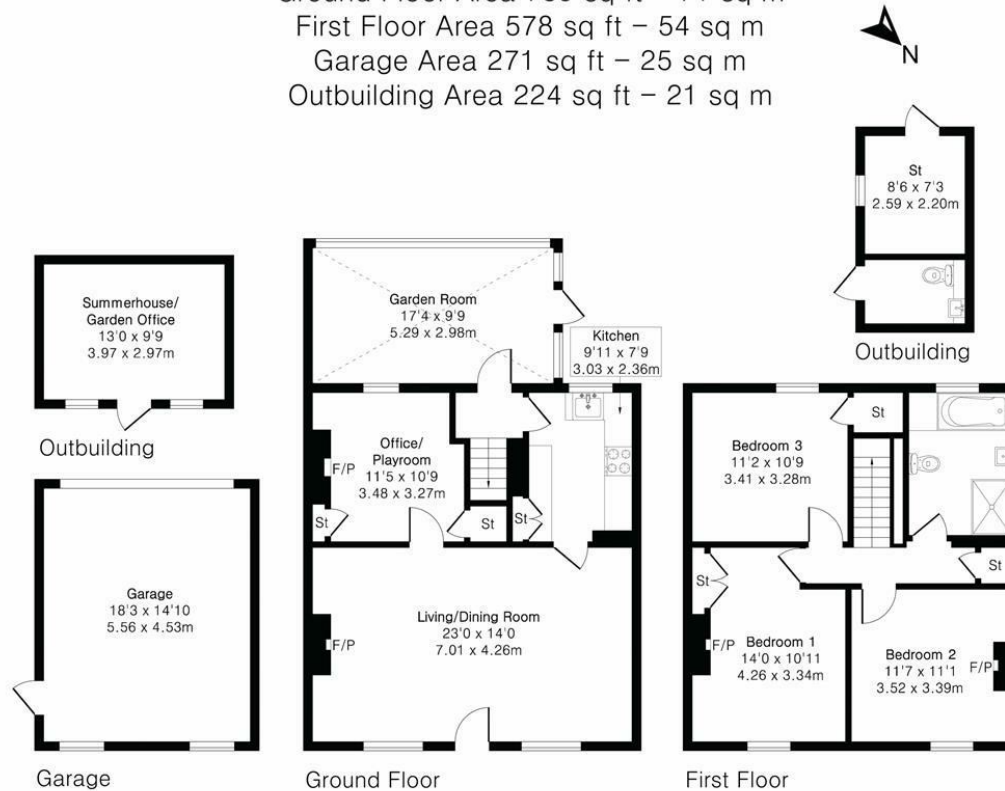
**Approximate Gross Internal Area 1337 sq ft - 125 sq m  
(Excluding Garage & Outbuilding)**

Ground Floor Area 759 sq ft – 71 sq m

First Floor Area 578 sq ft – 54 sq m

Garage Area 271 sq ft – 25 sq m

Outbuilding Area 224 sq ft – 21 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.



Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | [cheffins.co.uk](http://cheffins.co.uk)

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.