



**The Causeway,
Burwell, Cambridgeshire CB25 0DU
£325,000**

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The Causeway, Burwell, Cambridgeshire CB25 0DU

A delightful Victorian home situated in the heart of this highly sought-after and thriving village, enjoying beautifully established gardens, along with the added benefit of off-road parking and a garage to the rear.

Full of charm and period character, the well-presented accommodation comprises a welcoming living room, a spacious kitchen/breakfast room, three well-proportioned bedrooms, and a stylishly refitted family bathroom.

Outside, the property is complemented by mature, well-maintained gardens, providing a wonderful space for relaxing, entertaining, or family enjoyment, making this an exceptional home in a desirable village setting.

Living Room

11'11" x 11'10"

Entrance from front door. Log burner, access to first floor with window to front aspect.

Kitchen/Dining room

14'1" x 11'11"

Fitted with a range of eye and base level units with worktop over. Stainless steel sink and mixer tap over. Integrated oven, hob and fridge-freezer. External french doors leading to rear garden. Windows to side and rear aspect.

Bedroom 1

11'10" x 10'10"

Window to front aspect.

Bedroom 2

11'10" x 7'4"

Window to rear aspect.

Bedroom 3

11'8" x 5'11"

Window to front aspect.

Bathroom

Suite comprising of a panelled bath with rainfall shower over, WC and ceramic sink basin with vanity drawers underneath. Window to rear aspect.

Garage

22'7" x 7'2"

Garage can be accessed from front and rear aspect, french doors leading to garden and side-hinged garage doors to rear.

Outside Front

Enclosed paved front garden with access via the front door.

Outside Rear

Patio area leading to lawned garden with mature shrubberies.

Property Information

EPC - B

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Cottage

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 78 SQM

Parking - Off road parking & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast

available, 1800Mbps download, 220Mbps 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.



Approximate Gross Internal Area 834 sq ft - 78 sq m (Excluding Garage)

Ground Floor Area 439 sq ft – 41 sq m

First Floor Area 395 sq ft – 37 sq m

Garage Area 166 sq ft – 15 sq m



- Delightful Victorian Home
- Highly Sought after Village Location
- Period Character Features
- Well Presented Accommodation
- Off Road Parking
- Garage



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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