



**4 Casburn Lane,  
Burwell, Cambridgeshire**

**DAVID  
BURR**





# 4 Casburn Lane, Burwell, Cambridgeshire, CB25 0ED

Burwell is a thriving village approximately 4 miles from the historic racing town of Newmarket. This popular village offers an extensive array of amenities to include pubs, restaurants, shops, medical centre, hairdressers, schools, church and recreational facilities. A wider range of amenities are available in nearby Newmarket which is approximately 4 miles from the village and which provides rail links to both Cambridge and London.

Beautifully presented and thoughtfully renovated, this charming semi-detached home is set over three floors in the heart of sought-after Burwell. It offers a stylish kitchen/dining room, cosy sitting room, three bedrooms, and a modern bathroom. Outside, enjoy a private garden, garage, and off-road parking.

## A beautifully renovated three-bedroom home in the heart of Burwell with private garden, garage, and parking.

### Ground Floor

**ENTRANCE LOBBY** Window to the front aspect, built-in cupboard, and parquet wood block flooring. Opens through to:

**SITTING ROOM** A generous space featuring a character fireplace with a wood-burning stove, original parquet flooring, built-in storage, front-facing window, and an archway leading to the:

**KITCHEN** Recently updated and fitted with a range of coordinated eye-level and base units with worktops over, ceramic sink with mixer tap, integrated oven, induction hob with extractor above, space and plumbing for a washing machine, and room for a freestanding fridge/freezer. Finished with tiled splashbacks, parquet wood block flooring, a rear-facing window, and stairs rising to the first floor.

### First Floor

**LANDING** Includes a built-in cupboard, loft access, under-stairs storage, and a door leading to stairs accessing the second floor.

**BEDROOM 1** A well-proportioned room with a window overlooking the front of the property.

**BEDROOM 2** A comfortable room with a window to the rear aspect.

**BATHROOM** Fitted with a modern white suite comprising a concealed WC, wash basin with vanity storage below, P-shaped bath with glass screen, and a wall-mounted shower. Finished with part-tiled walls and a rear-facing window.

### Second Floor

**BEDROOM 3** A characterful room featuring exposed brick walls and a Velux window, offering natural light and a cosy feel.

### Outside

The property boasts a low-maintenance rear garden with paving, raised flower beds, a pergola, and gated rear access. The front is neatly laid with woodchip and a path to the entrance. A detached GARAGE and off-road parking, accessed via Pantile Lane, complete the external features.



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## Material Information

**SERVICES** Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** East Cambridgeshire District Council

**COUNCIL TAX BAND C.** (£2,106.43 per annum)

**EPC** Band C.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Standard construction.

**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 186 mbps download, up to 26 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

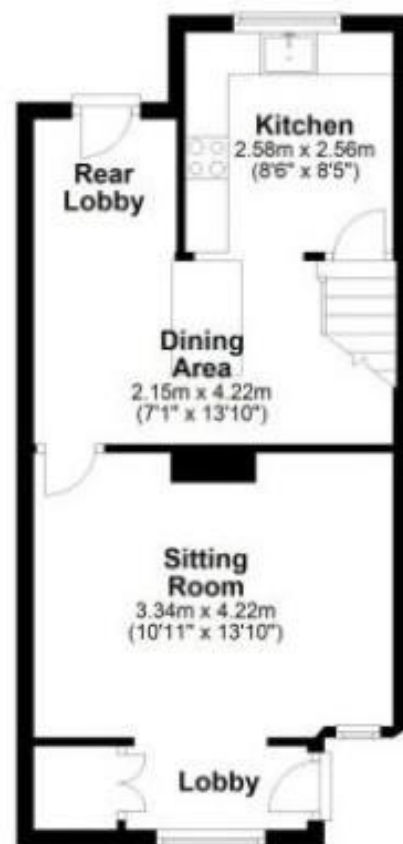
**WHAT3WORDS** sanded.clays.revived

**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



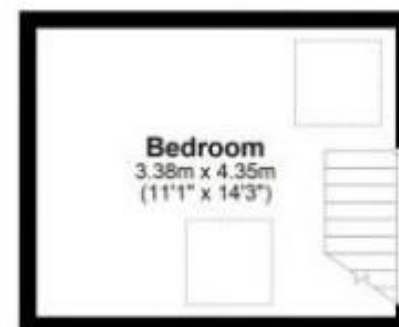
Ground Floor



First Floor



Second Floor



Garage

