



Casburn Lane, Burwell

Pocock + Shaw



4 Casburn Lane  
Burwell  
Cambridgeshire  
CB25 0ED

An outstanding 3 bedroom semi-detached period cottage comprehensively renovated and sympathetically extended with superbly presented accommodation arranged over 3 floors. The cottage benefits from character features throughout with parquet wood flooring, exposed brickwork and a wood burning stove. Offered with no chain the cottage is attractively situated in a pretty lane close to the centre of the village and includes a courtyard garden, fitted solar panels, off road parking and a garage.

Guide Price £325,000





Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors' surgery, dentist, various shops catering for everyday requirements, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge and Cambridge North into London Liverpool Street and King Cross Stations.

An outstanding 3 bedroom semi-detached period cottage comprehensively renovated and sympathetically extended with superbly presented accommodation arranged over 3 floors. The cottage benefits from character features throughout with parquetry wood flooring, exposed brickwork and a wood burning stove. Offered with no chain the cottage is attractively situated in a pretty lane close to the centre of the village and includes a courtyard garden, off road parking and a garage.

With a gas fired central heating system and fitted with solar panels, in detail, the accommodation comprises:-

### **Ground Floor** **Entrance Lobby**

With an entrance door, window to front, parquetry wood block flooring, open plan to sitting Room, double door to storage cupboard.

### **Sitting Room** 4.22m (13'10") x 3.34m (10'11")

With a window to front, radiator, parquetry wood block flooring, recessed ceiling spotlights, wood burning stove with glass door, door to:

### **Dining Room** 4.22m (13'10") x 2.15m (7'1")

Breakfast bar, radiator, parquetry wood block flooring, stairs, open plan to kitchen, under stairs storage area with fitted shelving, open plan to:

### **Kitchen** 2.58m (8'6") x 2.56m (8'5")

Recently fitted with a matching range of base and eye level units with worktop space over, ceramic sink with mixer tap, integrated oven with induction hob and extractor fan, space and plumbing for washing machine and dishwasher, fridge/freezer, tiled splashbacks, laid parquetry flooring, window to rear, stairs rising to 1st floor.

### **Rear Lobby**

Parquetry wood block flooring, wall mounted gas combination boiler serving heating system and domestic hot water, door to rear garden.

### **First Floor Landing**

With built in cupboard, access to loft space, vertical radiator, understairs storage area, door leading to stairs with access to the 2nd floor.

### **Bedroom** 2.73m (8'11") x 2.63m (8'8")

With a window to rear aspect, radiator.

### **Bathroom**

Recently refitted modern white three piece suite comprising 'P' shaped bath with wall mounted shower over, part tiled walls, glass screen and mixer tap, concealed WC, wash basin with vanity cupboard, heated towel rail, window to rear.

### **Bedroom** 3.34m (10'11") x 2.74m (9')

With a window to front aspect, carpet flooring, radiator.

### **Second Floor**

### **Bedroom** 4.35m (14'3") x 3.38m (11'1")

Exposed brick walls, two skylights. Radiator Carpet flooring,

### **Outside front**

The property is delightfully positioned behind a low picket fence, laid mainly to woodchip, with a pathway to the front door.

### **Outside rear**

With a fully enclosed rear garden laid mostly with paving slabs, with a fenced area laid to wood chip, wooden pergola over. Raised flower borders with a



pathway to the pedestrian gate at the rear (leading onto Pantile Lane and to the garage and parking)

### Garage & Parking

Benefitting from a single detached brick garage, with a parking space, accessed via Pantile Lane.

**Tenure** The property is freehold.

### Services

Mains water, gas, drainage and electricity are connected, solar photovoltaics panels.

The property is not in a conservation area.

The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 18Mbps, Ultrafast: 57Mbps.

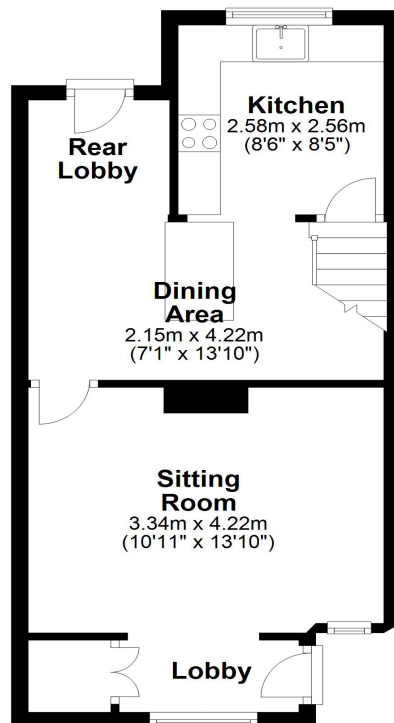
Mobile phone coverage by the four major carriers available.

**EPC:** C

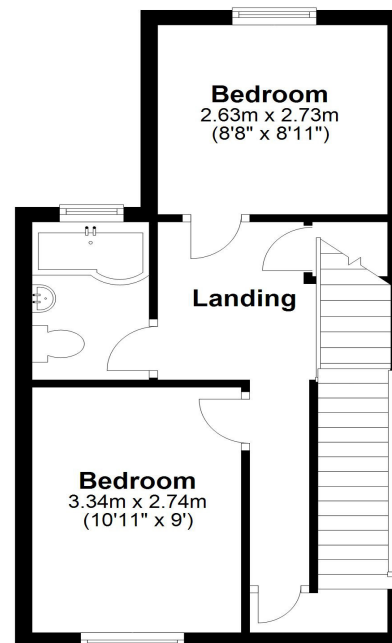
**Council Tax** C East Cambs. District Council

**Viewing:** By arrangement with Pocock + Shaw KS

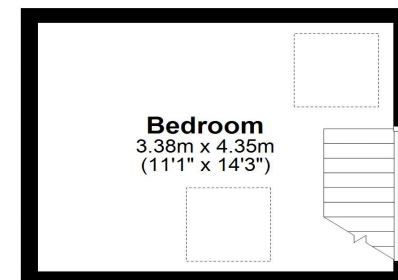
### Ground Floor



### First Floor



### Second Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

59 High Street, Burwell, Cambs, CB25 0HD

01638 668284 burwell@pocock.co.uk www.pocock.co.uk

