



Casburn Lane, Burwell, Cambridgeshire

Pocock + Shaw

19 Casburn Lane
Burwell
Cambridgeshire
CB25 0ED

An exceptional and substantially extended three-bedroom semi-detached home, beautifully combining generous proportions with stylish modern living. A particular highlight is the impressive open-plan kitchen/dining and living space, ideal for family life and entertaining. Occupying a highly attractive and surprisingly peaceful setting, yet conveniently close to the village centre, the property further benefits from a useful study, ground-floor cloakroom, enclosed gardens and a garage.

Guide Price £415,000



Location Burwell is a picturesque village set in pleasant countryside, approximately 11 miles north-east of Cambridge and 4½ miles from Newmarket. The village offers a varied selection of properties and excellent amenities, including a primary school, doctors' surgery, dentist, shops, church, public houses and regular bus services. Excellent road links provide access to the A14, A11 and M11, while regular rail services from nearby Newmarket connect with Cambridge and London.

Accommodation

Entrance hall with a part glazed entrance door, stairs leading to the first floor, wood effect flooring.

Cloakroom with a hand basin and low level WC.

Study with wood effect flooring.

Living room with an opening leading to;

Open Plan Living/Dining area and Kitchen An exceptionally spacious and generously proportioned room, featuring a superbly appointed fitted kitchen with a comprehensive range of wall and base-mounted units, complemented by quartz worktops and matching upstands with an inset double sink. The kitchen is equipped with a range of integrated appliances, including a pair of eye-level ovens with slide-and-hide doors, ceramic hob with contemporary extractor hood, fridge, freezer and dishwasher. A central island incorporates a stylish quartz stone breakfast bar, while recessed ceiling lighting, wood-effect flooring and two rooflights further enhance the bright and contemporary space.

Utility room with worktops and a recessed sink and drainer, base cupboards, space and plumbing for a washing machine and space for a dishwasher, recessed ceiling lighting, wood effect flooring.

First floor landing with a built in cupboard.

Bedroom 1 with a window to the front aspect.

Bedroom 2 with a window to the rear aspect.

Bedroom 3 with a built in cupboard.

Bathroom with a bath and shower attachment, hand basin and low level WC, part tiled walls and recessed ceiling lighting.

Outside with a landscaped front garden area, with low level brick wall, slate shingles and steps leading up to the front door.

An enclosed rear garden benefits from a lawn and paved patio and a pedestrian gate to the side. A single garage is situated in the block adjacent to the property and accessed via a shared shingled driveway.

Services and tenure

Tenure The property is freehold.

Services Mains water, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

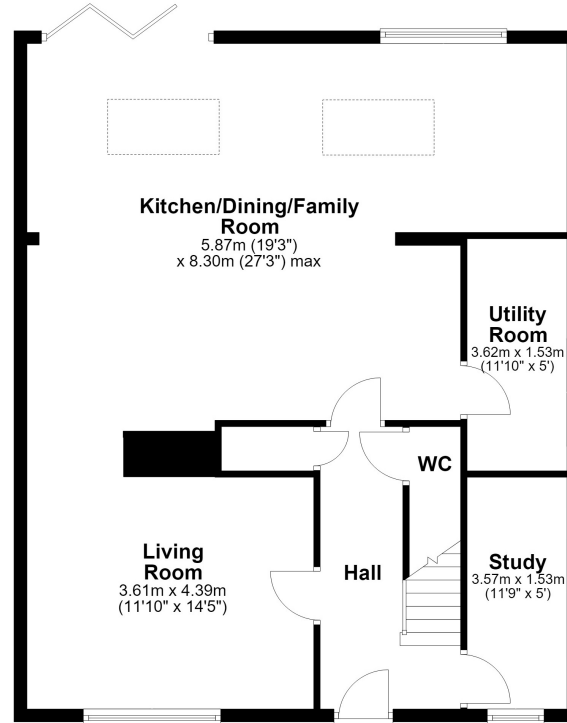
Internet connection, basic: 17Mbps, Superfast 130 Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: D

Council Tax C East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





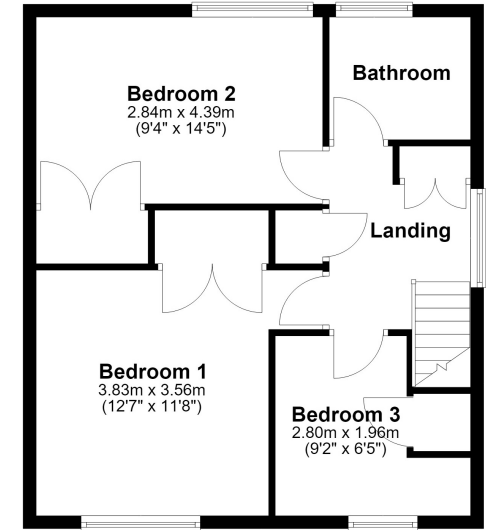
Total area: approx. 136.9 sq. metres (1473.7 sq. feet)

Ground Floor

Approx. 85.6 sq. metres (921.5 sq. feet)

First Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT

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

