



**MA**  
Morris Armitage  
01638 560221  
www.morrisarmitage.co.uk  
**for sale**

**Orchard Way, Burwell CB25 0EQ**

**Offers Over £300,000**

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# Orchard Way, Burwell CB25 0EQ

**CHAIN FREE – this established family home stands towards the end of a no-through road and offers generous size rooms throughout.**

**Offering huge scope to potentially extend, subject to relevant consent, the property boasts accommodation to include entrance hall, living room/dining room, kitchen, three bedrooms and a family bathroom. Benefiting from gas fired heating and double glazing.**

**Externally the property offers a fully enclosed garden, oversized garage, ample parking and a fully enclosed garden with useful outbuilding.**

### Entrance Hall

With doors leading to kitchen and lounge/diner. Wood effect flooring. Radiator. Stairs leading to first floor.

### Kitchen

10'7" x 9'3"  
Country style range of matching eye and base level cupboards with worktop over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Space and connection for electric cooker. Space for under counter fridge. Space and plumbing for washing machine. Built-in storage cupboards. Wood effect flooring. Radiator. Dual aspect windows. Serving hatch to dining room. Half glazed door to rear garden. Door to entrance hall.

### Lounge/Diner

22'0" x 11'10"  
Spacious reception room with wood effect flooring throughout with dual aspect windows. Wall mounted coal effect fire. Serving hatch to kitchen. Radiators. Door to entrance hall.

### Landing

With doors leading to all bedrooms and bathroom. Window to side aspect. Stairs to ground floor.

### Bedroom 1

10'1" x 9'6"  
Spacious bedroom with window to the rear aspect. Built-in wardrobes with sliding doors. Radiator. Door to landing.

### Bedroom 2

11'11" x 11'5"  
Spacious double bedroom with window to the front aspect. Radiator. Door to landing.

### Bedroom 3

9'3" x 8'9"  
Generous double bedroom with dual aspect windows. Built-in storage cupboard. Radiator. Door to landing.

### Bathroom

Modern white suite comprising low level W.C., pedestal hand basin and panelled bath. Ladder radiator. Dual aspect obscured windows. Door to landing.

### Outside - Front

Block paved driveway providing ample off road parking, leading to the garage and front door with storm porch over. Lawned area with some mature shrub and tree planting.

### Outside - Rear

Paved seating area to the rear of the house with half glazed door to kitchen. Lawned area with brick built outbuilding at rear.

### Garage

15'6" x 14'0"  
Up and over door leading to block paved driveway. Window to side aspect. Access door to rear garden.

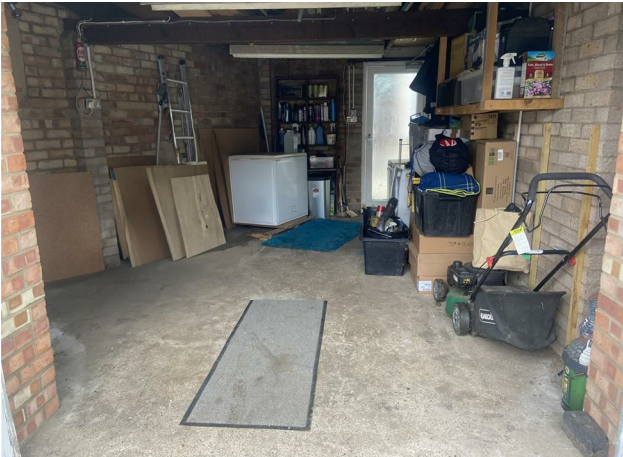
### PROPERTY INFORMATION

EPC - D  
Tenure - Freehold  
Council Tax Band - C (East Cambs)

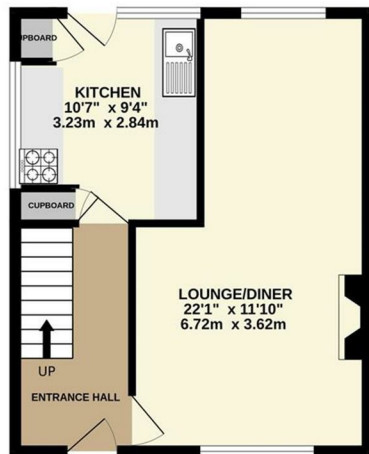
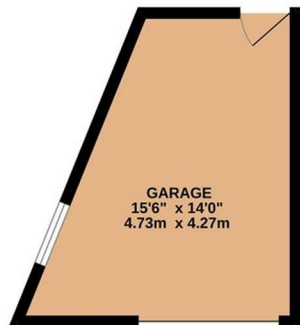
Property Type - End-Terrace House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 73 SQM  
Parking – Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload  
Mobile Signal/Coverage – Ofcom advise likely on all networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

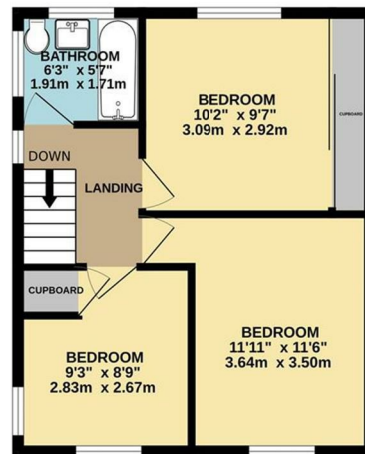
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village 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.



GROUND FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.

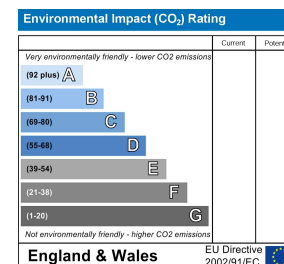
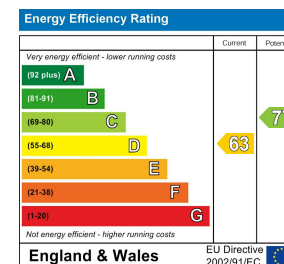
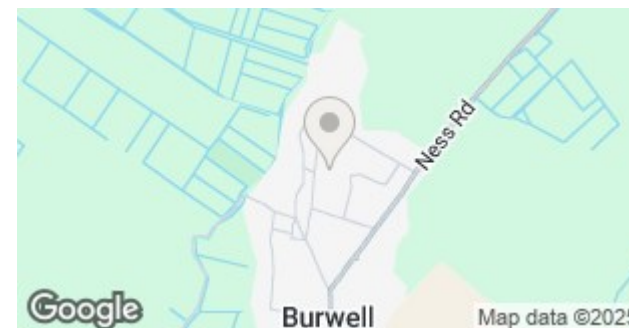


- End of Terrace House
- Spacious Accommodation
- Living/Dining Room
- Three Bedrooms
- Modern Bathroom
- Rear Garden
- Expansive Driveway & Garage
- NO CHAIN
- Highly Regarded Village Location
- Viewing Highly Recommended

69 ORCHARD WAY

TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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