7, Orchard Way, Burwell
Cambridge, CB25 0EQ
£370,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

7, Orchard Way, Cambridge, CB25 0EQ

A rare opportunity to acquire an established end-of-terrace family home occupying a generous corner plot in one of East Cambridgeshire's most sought-after villages, with the added benefit of outline planning permission to construct an adjoining dwelling of a similar size (Planning Reference: 26/00110/OUT).

Offering excellent scope for further enhancement, the existing property provides well-proportioned accommodation comprising an entrance hall, a spacious sitting/dining room, three bedrooms and a family bathroom.

Outside, the property enjoys attractive rear and side gardens, together with a garage and rear access. The approved planning permission presents an exciting opportunity for developers, investors or purchasers seeking to create an additional home.
Offered for sale with no onward chain.

Entrance Hall
Front door leading to:

Kitchen
10'8" x 9'4"
Fitted with a range of eye and base level units with counter tops over. Stainless steel sink with mixer tap, double integrated oven, and integrated hob. Space for white goods. Window to rear aspect, sliding door to living room, external door to back garden.

Living/Dining Room
22'3" x 11'11"
Windows to front and rear aspects. Gas fireplace with stone surround.

Bedroom 1
11'11" x 9'10"
Window to rear aspect.

Bedroom 2
12'2" x 11'11"
Window to front aspect.

Bedroom 3
9'5" x 9'0"
Windows to front and side aspects.

Bathroom
Suite with shower, handwash basin and WC. Windows to side and rear aspects.

Outside Rear
Laid to lawn with mature shrubberies, and a brick outbuilding.

Outside Front
Laid to lawn and mature shrubberies with concrete path leading to front door.

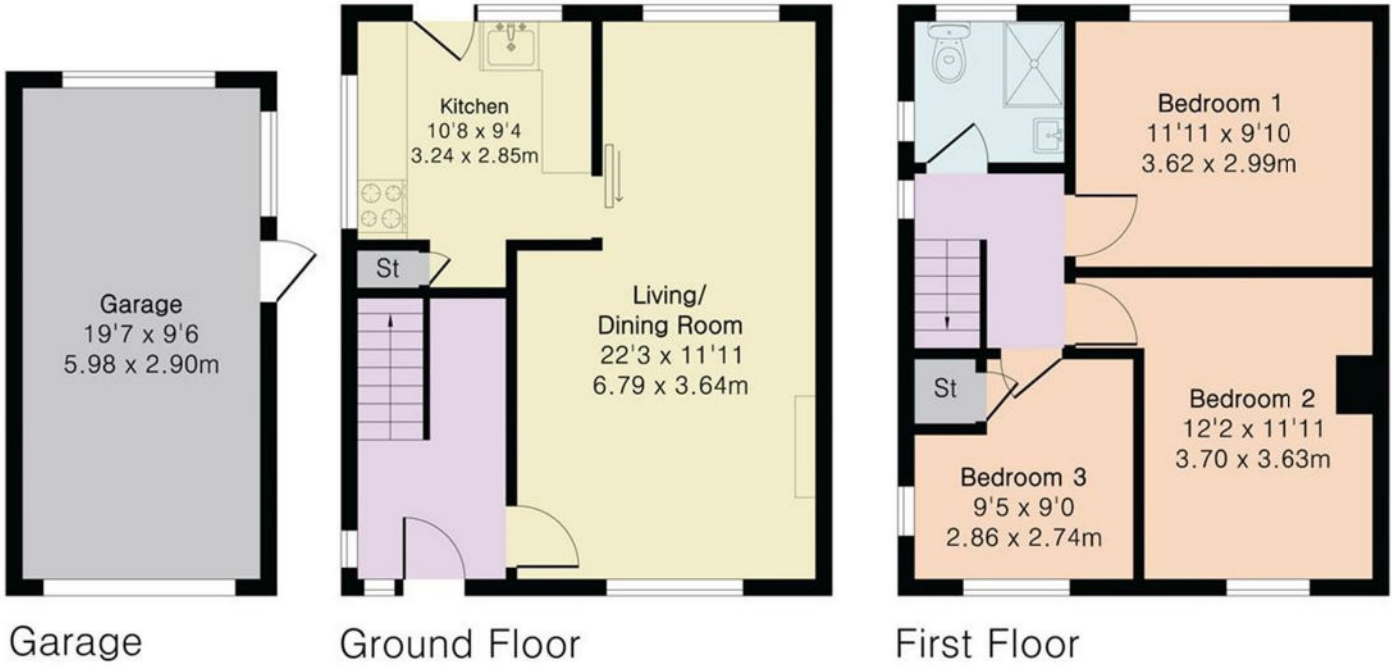
Location
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre.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

Property Information
EPC - D
Tenure - Freehold
Council Tax Band - C (East Cambridgeshire)
Property Type - End-of-Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 76
Parking – On street
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources -
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

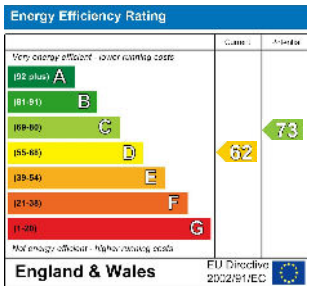
AGENTS NOTES
Planning permission granted for additional property on land next to 7 Orchard Way. Please see architect's drawings.

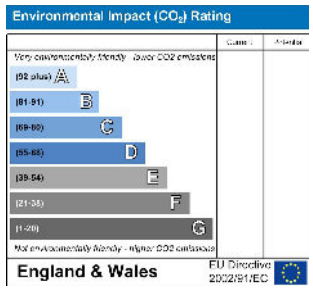
Approximate Gross Internal Area 816 sq ft - 76 sq m
(Excluding Garage)

Ground Floor Area 408 sq ft – 38 sq m
First Floor Area 408 sq ft – 38 sq m
Garage Area 187 sq ft – 17 sq m



- **Highly Sought After Village Location**
- **Garage**
- **Scope For Refurbishment**
- **Generous Front And Back Gardens**
- **Planning Permission For Next Door Plot: 26/00110/OUT**
- **No Onward Chain**





PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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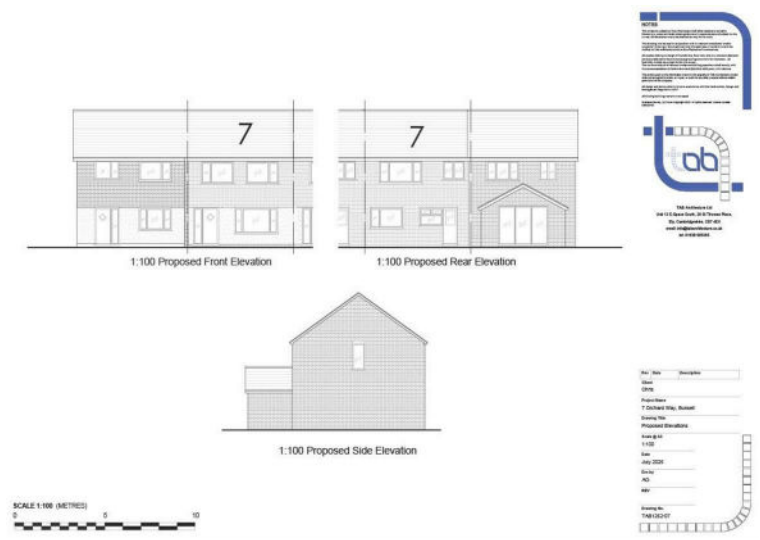
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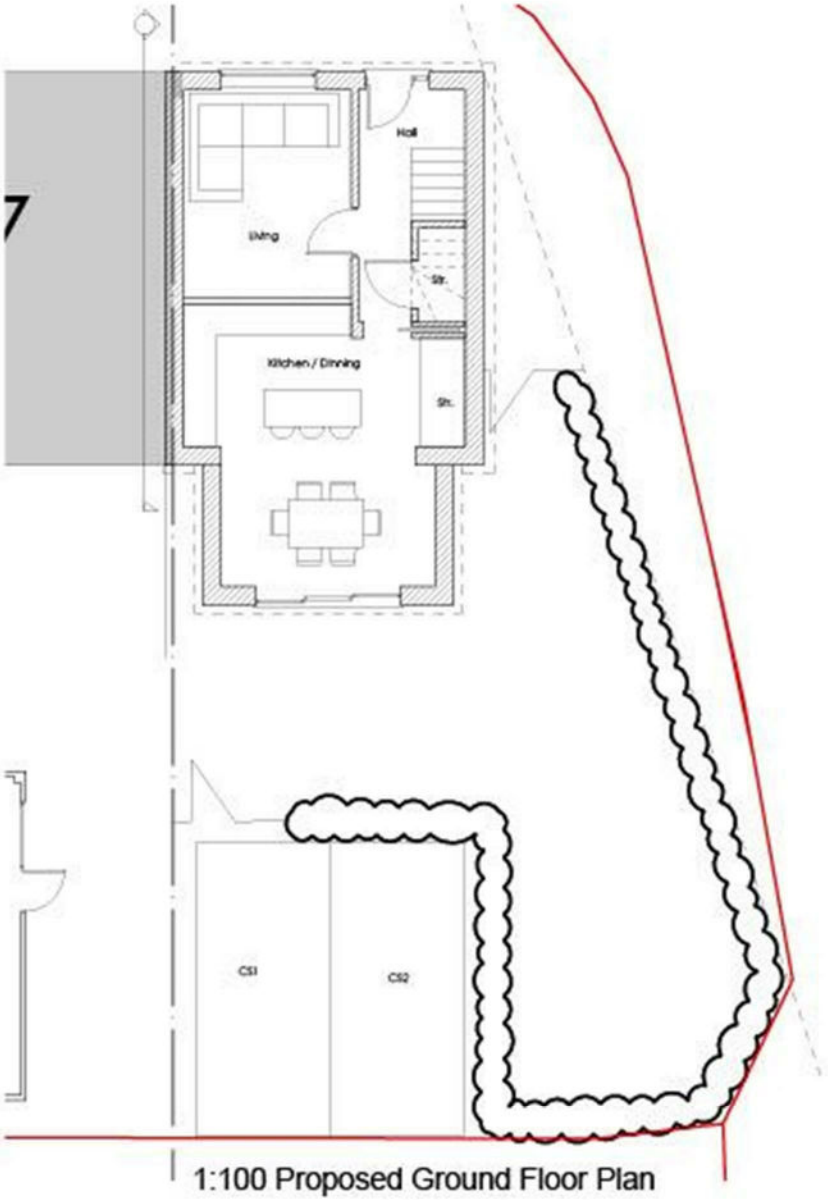
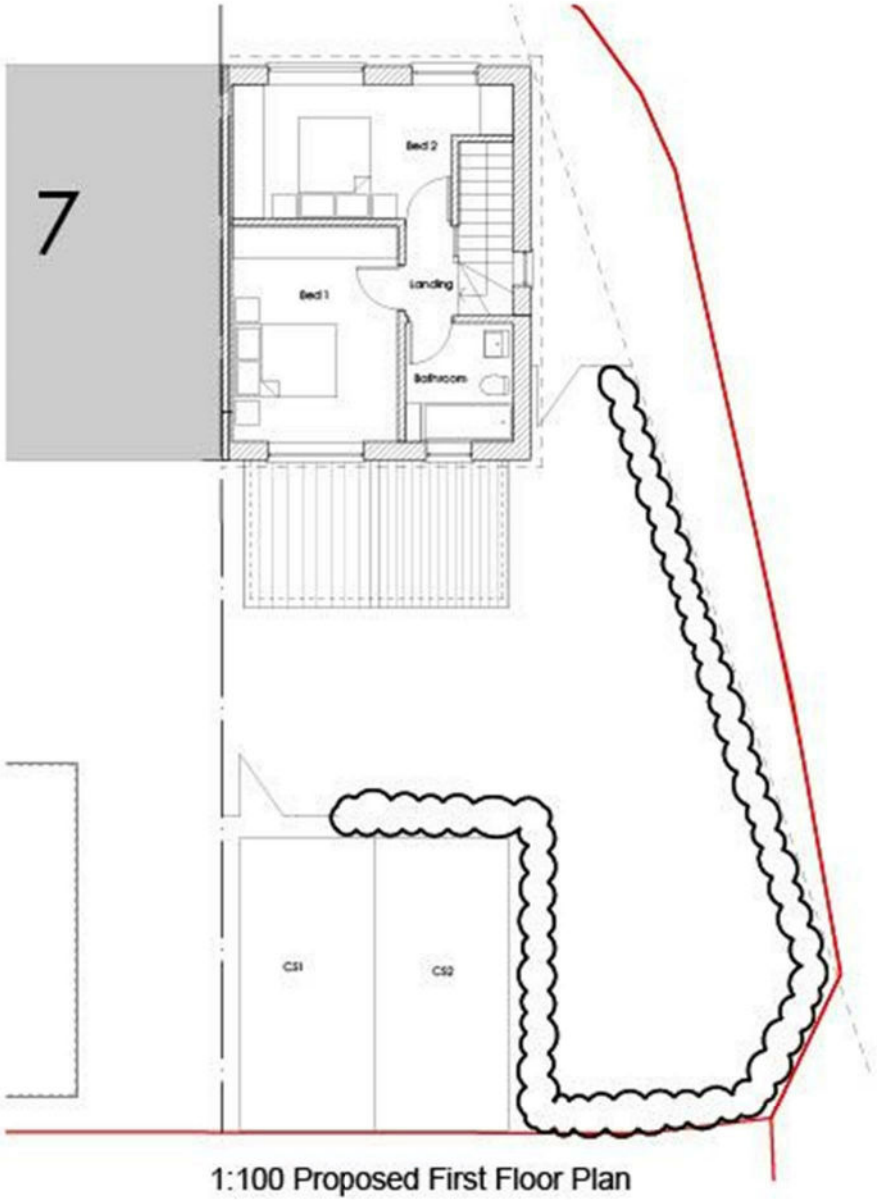
7
1:100 Proposed Front Elevation
1:100 Proposed Rear Elevation
1:100 Proposed Side Elevation
SCALE 1:100 (METRES)



1:100 Proposed Ground Floor Plan



1:100 Proposed First Floor Plan

SCALE 1:100 (METRES)

0 5 10

NOTES

This drawing is to be read in conjunction with all relevant consultants' and/or specialists' drawings / documents and any discrepancies or variations are to be notified to TAB Architecture before the affected work commences.

All queries relating to design of foundations, floor slabs and any structural elements are to be referred to the structural engineering consultant for resolution. All feasibility studies are subject to full site survey.
The workmanship of all relevant trades and building operations shall comply with the recommendations of British Standard BS8000-0:2002 parts 1-16 inclusive.

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All design and construction is to be in accordance with the Construction, Design and Management Regulations 2007.

All Existing building information is approximate

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TAB Architecture Ltd
Unit 13 E-Space South, 26 St Thomas Place,
Ely, Cambridgeshire, CB7 4EX
email: info@tabarchitecture.co.uk
tel: 01638 505385

Rev	Date	Description

Client
Chris

Project Name
7 Orchard Way, Burwell

Drawing Title
Proposed Ground Floor & First Floor Plan

Scale @ A3
1:100

Date
July 2025

Drn by
AG

REV

Drawing No.
TAB1262-05