



**Orchard Way, Burwell CB25 0EQ**

**Offers In The Region Of £287,500**

## Orchard Way, Burwell CB25 0EQ

CHAIN FREE – This established family home stands towards the end of a no-through road and offers generous accommodation 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 east facing garden with a versatile brick built outbuilding with power and light. A large garage and a block paved driveway providing ample off road parking.

Outline plans have been created for the conversion of the garage to a two-storey extension comprising of second living room and Master bedroom with en suite.

Viewing is highly recommended to fully appreciate this property and it's potential.

### 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" (3.23m x 2.84m)

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" (6.72m x 3.62m)

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" (3.09m x 2.92m)

Spacious double bedroom with window to the rear aspect, overlooking the rear garden. Built-in wardrobes with sliding doors. Radiator. Door to landing.

### Bedroom 2 11'11" x 11'5" (3.64m x 3.50m)

Spacious double bedroom with window to the front aspect. Radiator. Door to landing.

### Bedroom 3 9'3" x 8'9" (2.83m x 2.67m)

Generous double bedroom with dual aspect windows. Built-in airing cupboard. Radiator. Door to landing.

### Bathroom

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

### Outbuilding 10'2" x 8'10" (3.11m x 2.70m)

Brick built outbuilding offering a huge variety of uses. Fully insulated. Double glazed window and door. Power and light.

### 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

Enclosed East facing garden with paved seating area to the rear of the house with half glazed door to kitchen. Lawned area with brick built outbuilding at rear with power, ideal for a home office/studio.

### Garage 15'6" x 14'0" (4.73m x 4.27m)

Up and over door leading to block paved driveway, providing ample off road parking. Window to side aspect. Pedestrian door to the 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 – right of way to the side road to the garages behind

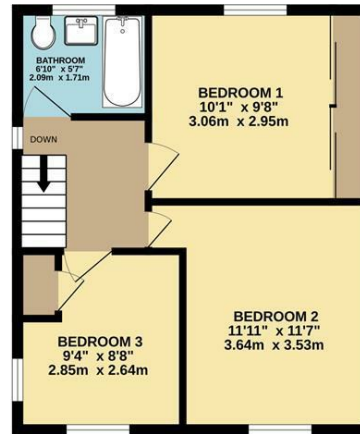
### Location

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  
653 sq.ft. (60.7 sq.m.) approx.

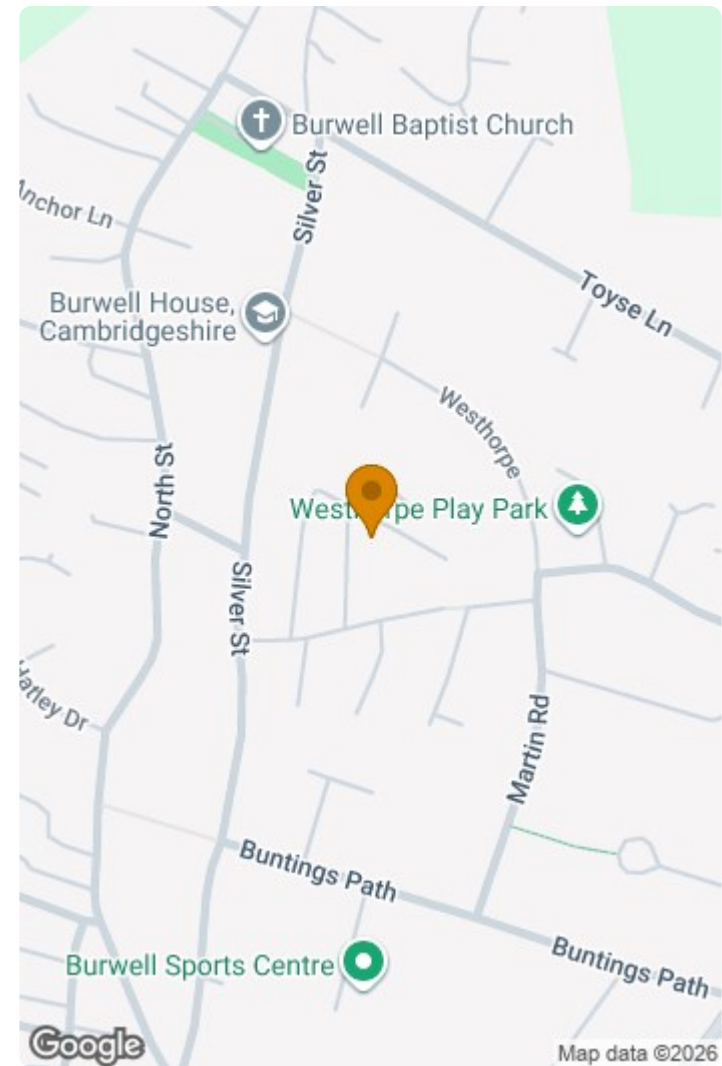


1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1059 sq.ft. (98.4 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Target
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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