



Orchard Way Burwell Cambridgeshire

Pocock + Shaw

61 Orchard Way  
Burwell  
Cambridgeshire  
Cambridge  
CB25 0EQ

Tastefully presented and greatly improved this 3 bedroom semi-detached family home is tucked away at the end of this desirable central village cul-de-sac, within striking distance to the primary school and village amenities. Generous room sizes and unusually with two family bathrooms on the first floor.

With the distinct advantage of no onward chain, an early viewing is advised to really appreciate this lovely family home.

Asking Price £340,000



Burwell is situated in pleasant countryside approximately eleven miles northeast 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.

With the benefit of a gas fired radiator heating system and double glazing throughout, fitted solar panels, in detail the accommodation with approximate room sizes comprises:-

#### **Ground Floor**

**Entrance Hall** 1.65m (5'5") x 1.10m (3'7")  
With a uPVC entrance door, radiator, fitted carpet.

#### **Cloakroom**

Fitted with a modern suite comprising wash hand basin, low level WC, window to front, radiator.

**Sitting Room** 5.20m (17'1") x 4.85m (15'11")

With a picture window to front, radiator, stairs rising to first floor, fitted carpet.

**Dining Room** 4.00m (13'1") x 2.50m (8'3")

With a window to rear, radiator, folding door to study, tiled flooring, storage cupboard housing electric meter and solar panel meter, door to:

**Kitchen** 4.00m (13'1") x 2.60m (8'6")

Fitted with a splendid matching range of base and eye level units with worktop space over, plus corner larder cupboard, 1+1/4 bowl stainless steel sink unit with mixer tap, space for fridge/freezer, integrated dishwasher, washing machine, inline limescale reducer, window to rear, tiled flooring and additional shelving, plinth heater.

**Study/Rear lobby** 3.55m (11'8") x 2.44m (8')

Radiator, tiled flooring, double doors to:

#### **Conservatory**

Radiator, two windows to the rear, window to side, linoleum flooring, double door to garden.

#### **Integrated Garage**

Up and over door, light, power and water, personal fire door to study area.

#### **First Floor**

#### **Landing**

A light and spacious landing area, loft access, storage cupboard, doors to:

**Bedroom 1** 4.19m (13'9") x 3.03m (9'11")

With a window to front, space for wardrobe, fitted carpet, radiator,

**Bathroom** 2.03m (6'8") x 1.80m (5'11")

Fitted with four piece suite comprising vanity unit, large shower enclosure and glass screen, low level WC, panelled bath, heated towel rail, window to front, storage cupboard.

**Bedroom 2** 2.78m (9'2") x 2.60m (8'6")

With a window to rear, radiator, door to wardrobe.

**Bedroom 3** 3.14m (10'4") x 2.56m (8'5")

With a window to rear, radiator, door to wardrobe:

**Bathroom** 2.07m (6'9") x 2.07m (6'9")

Fitted with a three-piece suite comprising panelled bath with shower over, vanity unit and low level WC, window to side, radiator and towel rail.

#### **Outside**

The front of the property is partly fenced, laid mainly to lawn with a path leading to the front door and to the integrated garage and parking. There is additional parking for further vehicles to the front/left of the home. The rear garden is laid mainly to lawn with a patio area, garden shed, shrub border and trees.



## Tenure

The property is freehold.

## Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area.

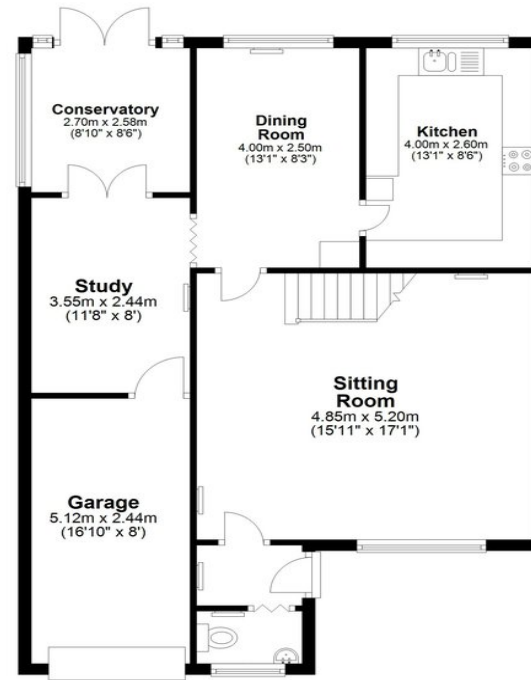
The property is in a low flood risk area.

## Council Tax Band: C

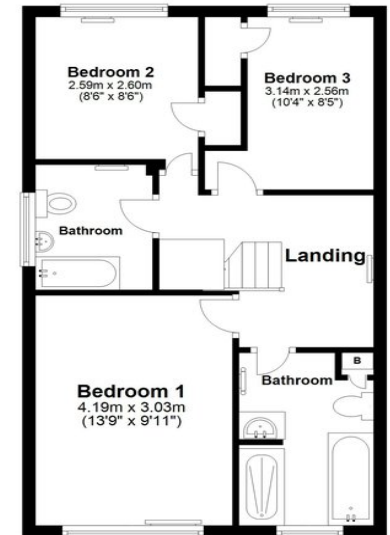
East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock + Shaw. KS

**Ground Floor**  
Approx. 80.0 sq. metres (861.1 sq. feet)



**First Floor**  
Approx. 47.8 sq. metres (514.6 sq. feet)



Total area: approx. 127.8 sq. metres (1375.8 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

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