

**63 Orchard Way, Burwell**  
**CB25 0EQ**  
**Guide Price £330,000**

**MA**  
Morris Armitage  
01638 742461  
www.morrisarmitage.co.uk



A deceptively spacious four bedroom family home nestled in a private corner of this established development set within the heart of the village.

Offered with the distinct advantage of NO ONWARD CHAIN, this property offers accommodation comprising an entrance porch, large living room, separate dining room, kitchen, cloakroom, four bedrooms and a bathroom.

Complete with block paved frontage, good size rear garden, parking and garage.

Early viewing is essential.





**Entrance Hall**

With door through to the:

**Living Room**

16'11" x 16'9" (5.17 x 5.11 )

Spacious living room with featured fireplace, TV connection point, large window to the front aspect and door through to the:

**Kitchen**

12'6" x 8'3" (3.83 x 2.52)

Fitted with matching eye and base level storage units and wooden working tops over, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, space and plumbing for dishwasher and fridge. Integrated oven with four ring gas burner hob, storage cupboard, window to the rear aspect and side door.

**Dining Room**

12'6" x 8'5" (3.82 x 2.57)

With radiator and French doors out to the rear garden.

**WC**

Low level WC, wash basin, radiator and window to the front aspect.

**First Floor Landing**

Radiator, airing cupboard and door through to:

**Bedroom 1**

13'9" x 9'11" (4.21 x 3.03 )

Double bedroom with radiator and window to the rear aspect.

**Bedroom 2**

9'7" max x 8'7" (2.94 max x 2.63)

With storage cupboard, radiator and window to the front aspect.

**Bedroom 3**

9'7" x 8'2" max (2.94 x 2.50 max )

With storage cupboard, radiator and window to the front aspect.

**Bedroom 4**

10'5" max x 6'9" (3.18 max x 2.07)

With storage cupboard, radiator and window to the rear aspect.

**Bathroom**

7'0" x 5'5" (2.14 x 1.67)

Three piece suite comprising of low level WC, wash basin, panel bath, tiled walls and obscured window to the rear aspect.

**Outside - Rear**

Fully enclosed garden with a variety of mature shrubs and trees, patio area leading to the side pedestrian gate.

**Outside - Front**

Bloc paved driveway enclosed by fencing and mature hedging.

**Garage**

With metal up and over door.

**PROPERTY INFORMATION**

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-detached house

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 95 SQM

Parking - Driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

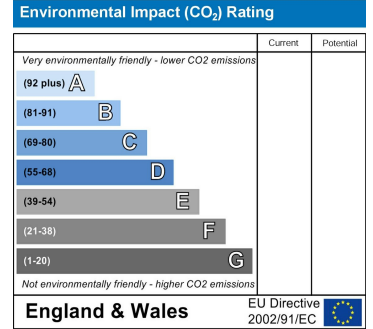
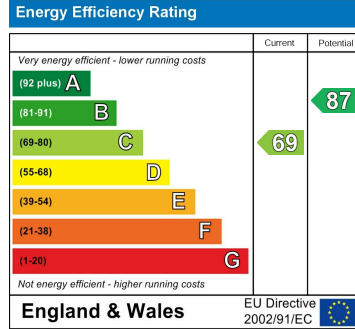
Broadband Connected - the

Broadband Type - Ultrafast available, 100Mbps download, 100Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants - None that the vendor is aware of

Location - What 3 Words - [///browser.knees.movement](http://browser.knees.movement)



TOTAL FLOOR AREA: 1029 sq ft (95.6 sq m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, fixtures, fittings and other items are approximate and the responsibility for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and are provided as to their condition or otherwise, each to be tested and approved as to their condition by the buyer.  
 Made with ePlans 12/23

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

