



Orchard Way, Burwell
Burwell, CB25 0EQ
Offers In Excess Of £300,000



Morris Armitage

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Orchard Way, Burwell, CB25 0EQ

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"
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"
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"
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"
Double bedroom with radiator and window to the rear aspect.

Bedroom 2
9'7" max x 8'7"
With storage cupboard, radiator and window to the front aspect.

Bedroom 3
9'7" x 8'2" max
With storage cupboard, radiator and window to the front aspect.

Bedroom 4
10'5" max x 6'9"
With storage cupboard, radiator and window to the rear aspect.

Bathroom
7'0" x 5'5"
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.

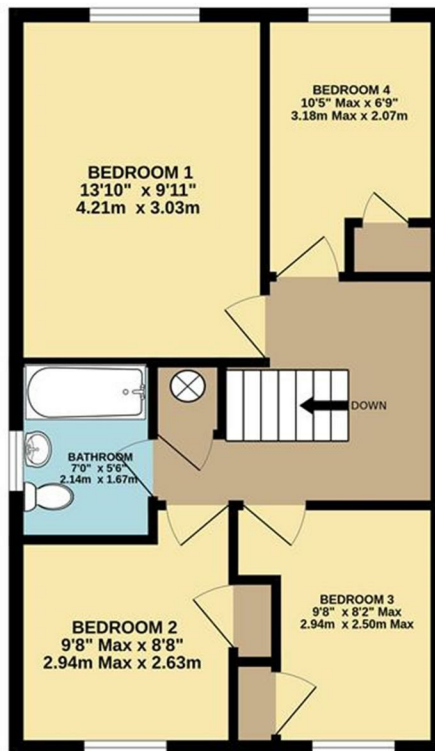
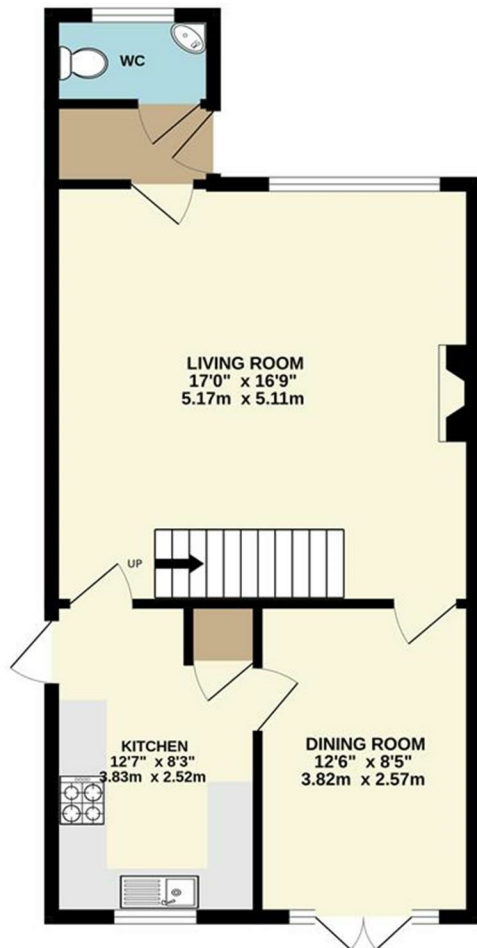
PROPERTY INFORMATION
Maintenance fee - n/a
EPC - C
Tenure - Freehold
Council Tax Band - C (East Cambs)

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 - tbc
Broadband Type – Ultrafast available, 1000Mbps 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](#)



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

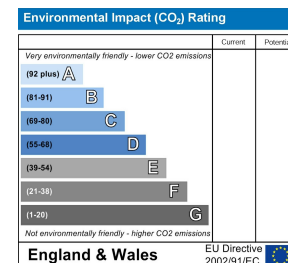
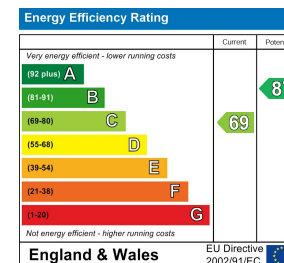
1ST FLOOR
495 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 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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- Semi Detached Home
- Located In Private Corner
- Large Living Room
- Good Sized Garden
- Parking & Garage
- NO CHAIN



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 them therefrom. 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.





