



Orchard Way, Burwell, CB25 0EQ

CHEFFINS

Orchard Way

Burwell,
CB25 0EQ

- Modern & Extended Home
- 3 Double Bedrooms
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Detached Garage/Outbuilding to the Rear

A modern and extended home located in a quiet cul-de-sac in the popular village of Burwell. The accommodation comprises a spacious living room, a kitchen/breakfast room overlooking the garden, 3 double bedrooms and a family bathroom. To the rear of the property is a private low maintenance garden with a detached garage/outbuilding. Viewing Recommended.

3 1 1



Guide Price £335,000



LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

ENTRANCE HALL

with Karndean flooring, radiator, storage cupboard, double glazed door to the front and a window to the side aspect.

LIVING ROOM

with a radiator, Karndean flooring, sliding door into the kitchen/breakfast room and a large window to the front aspect.

KITCHEN/BREAKFAST ROOM

with a range of matching wall and base units with a double electric oven, 4 ring hob with extractor hood over, sink with mixer tap, integral dishwasher, pantry style storage cupboard, space and plumbing for appliances, understairs storage cupboard housing the gas boiler, Karndean flooring, window to the side aspect.

Breakfast area with a radiator, Karndean flooring, window to the rear, patio doors leading outside.

CLOAKROOM

with a low level WC, wall mounted wash hand basin, storage cupboard, Karndean flooring, window to the side aspect.

FIRST FLOOR

LANDING

with loft access with pull down ladder, window to the side aspect.

BEDROOM 1

with built-in wardrobes, laminate flooring, radiator, window to the rear aspect.

BEDROOM 2

with radiator, airing cupboard, laminate flooring, window to the front aspect.

BEDROOM 3

with radiator, airing cupboard, laminate flooring, window to the front aspect.

BATHROOM

with a three piece suite comprising a low level WC, vanity wash hand basin, side panel bath with electric shower over and glass screen, tiled splashbacks, heated towel rail, window to the side aspect.

OUTSIDE

The rear garden is low maintenance, mainly block paved and enclosed by Colour Fence with a 25 year warranty, 2 timber built sheds and side gated access to the front.

The front of the property is mainly laid to lawn with a block paved area with the potential to create a driveway, subject to planning approval.

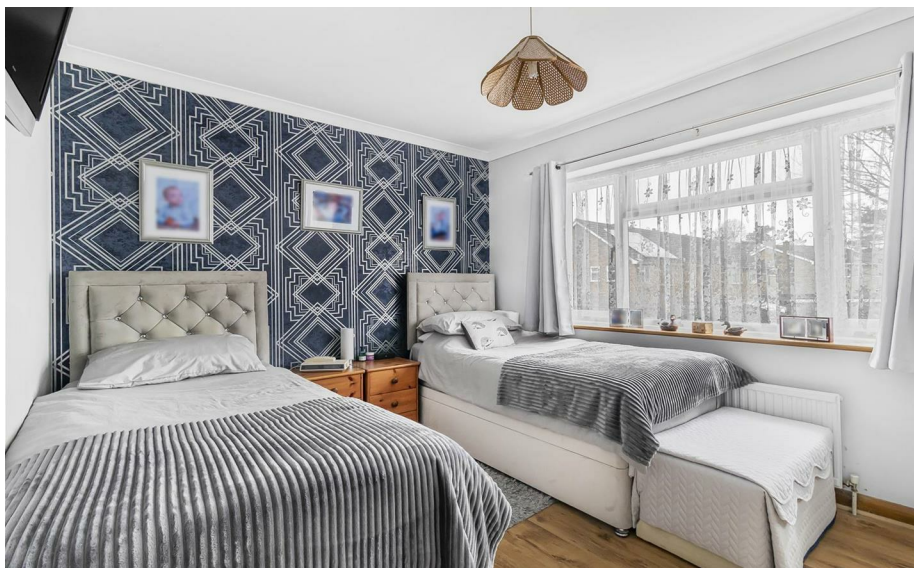
GARAGE


Located at the rear of the property with an up and over door, a rear pedestrian door and window to the rear aspect.

SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.





| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 68 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

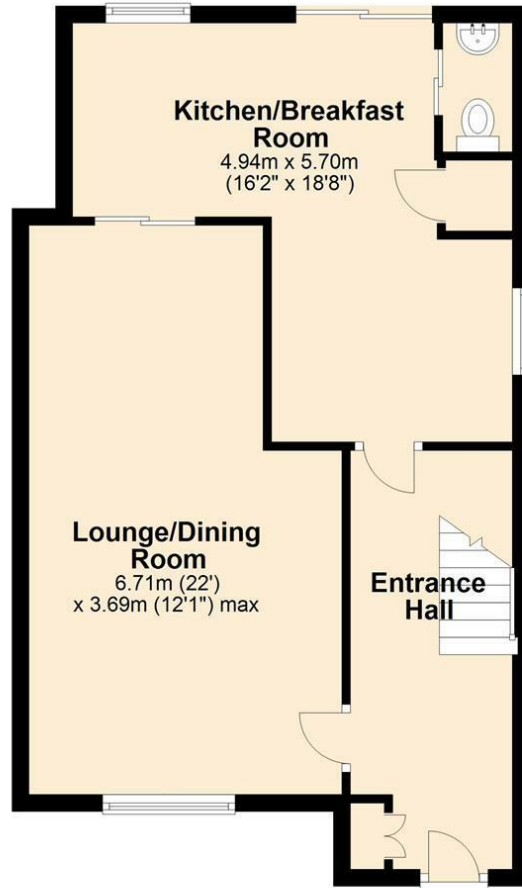


Guide Price £335,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – East Cambridgeshire



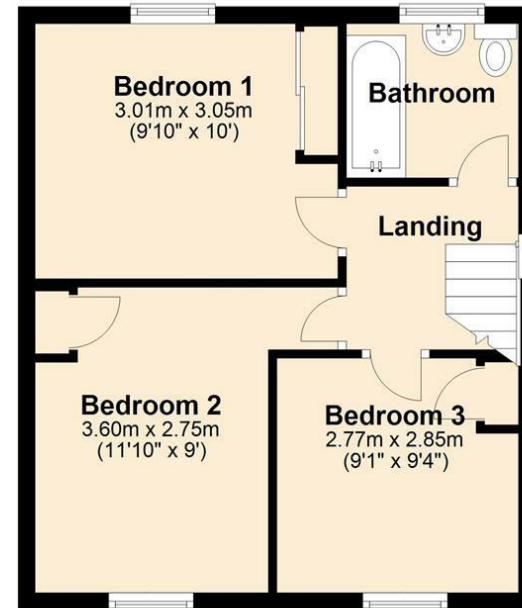
Ground Floor

Approx. 55.6 sq. metres (598.7 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 93.9 sq. metres (1010.4 sq. feet)

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

