



Orchard Way, Burwell

Pocock + Shaw

12a Orchard Way
Burwell
Cambridgeshire
CB25 0EQ

White Oaks is an individually styled detached three bedroom bungalow pleasantly occupying a cul de sac location and benefitting from a sitting room, kitchen, conservatory, three bedrooms, an en-suite wet room plus a family bathroom, with garden and a detached timber garage. EPC: D

No onward chain!

Guide Price £325,000



Burwell is situated in pleasant countryside approximately eleven miles north east 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, 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 region's traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

Situated in this ever-popular village and located at the head of a pleasant cul de sac, this well presented modern detached bungalow has three bedrooms, one with an ensuite shower room, plus family bathroom. Kitchen/breakfast room, sitting room and a conservatory.

To the front is a garden area, mainly laid to grass, with a variety of trees and shrubs, a shingle driveway providing off road parking for vehicles, and a useful detached timber frame garage.

With the benefit of a gas fired radiator heating system and double glazed windows and doors, in detail the accommodation includes:-

Entrance Hall

With a wooden entrance door, two windows to the front aspect, fitted carpet, radiator.

Sitting Room 5.74m (18'10") x 3.30m (10'10")

With a window to the side aspect, feature fireplace with a wood burning stove, radiator, carpeted flooring, double door to:

Conservatory 2.73m (8'11") x 2.90m (9'6")

With windows to the front, two windows to side, two doors to the garden area.

Kitchen/Breakfast Room 3.77m (12'4") x 2.65m (8'8")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, tiled splashbacks, built-in integrated fridge/freezer, plumbing for washing machine, electric double oven, four ring electric hob with extractor hood over, with a window to the front aspect, radiator.

Bedroom 1 3.71m (12'2") x 3.05m (10')

With a Skylight window, a window to the window to the front aspect, a window to the rear aspect, radiator.

Bedroom 3 3.01m (9'11") max x 1.75m (5'9")

With a window to the rear aspect, radiator.

Bathroom

Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin, low level WC, extractor fan, a window to the rear aspect, storage cupboard, radiator.

En-suite / wet room

Refitted with shower area, tiled splashbacks surround, low level WC and pedestal hand wash basin, with a window to the side aspect, radiator, anti-slip flooring.

Bedroom 2 3.03m (9'11") x 3.03m (9'11")

With a window to the side aspect, a window to the front aspect, radiator.



Services & Tenure

Mains water, gas, drainage and electricity are connected.

There is an annual maintenance charge of £70.00 to cover the pump charges for drainage to the mains system.

The property is freehold.

The property is not in a conservation area.

The property is in a very low flood risk zone.

Council Tax Band: C

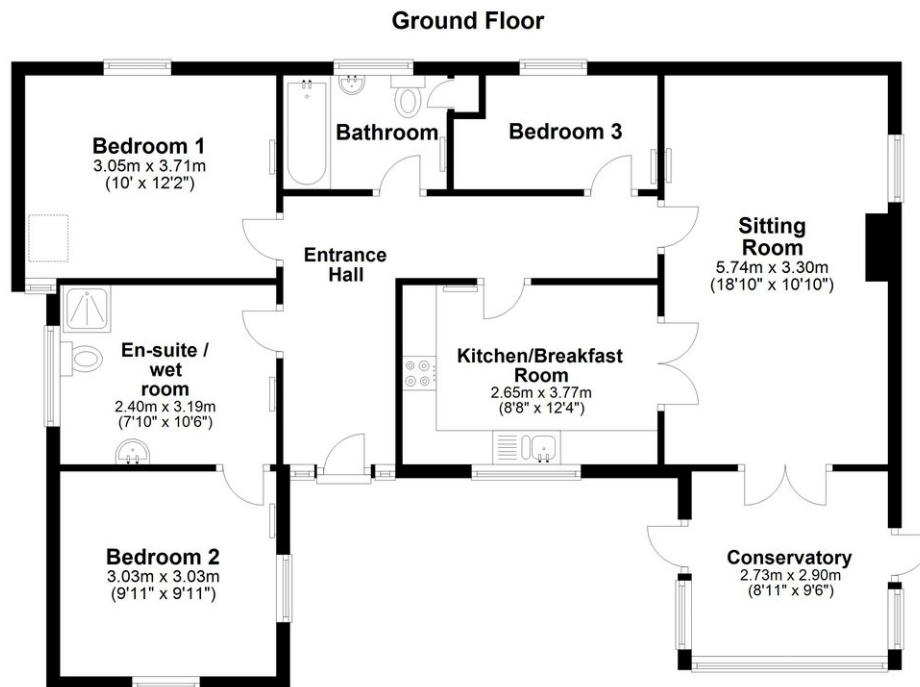
East Cambridgeshire District Council

Mobile coverage by the four major providers.

Broadband: Basic, 22 Mbps. Superfast, 76 Mbps. Ultrafast, 1800 Mbps.

Satellite / Fibre TV Availability: BT, Sky, Virgin.
EPC: C

Viewing By Arrangement with Pocock + Shaw
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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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