



Orchard Close, Little Wilbraham, CB21 5LQ

CHEFFINS

Orchard Close

Little Wilbraham,
CB21 5LQ

A well presented two bedroom semi-detached bungalow extending to approximately 644 sqft. The property further benefits from off-road parking and a generous rear garden backing onto allotments and recreation ground.

LOCATION

Situated just six miles east of Cambridge, Little Wilbraham enjoys easy access to the city centre via the A1303 and A14, making it ideal for commuters. The nearby Cambridge North and Whittlesford Parkway railway stations provide direct links to London King's Cross and Liverpool Street, while the guided busway and park-and-ride services offer further convenient transport options. The area is well-served by local amenities in neighbouring villages, including a selection of pubs, shops, and services. The renowned Hole in the Wall gastro pub is a short stroll away, offering a popular spot for fine dining and socialising. For everyday essentials, the nearby village of Fulbourn offers a Co-op supermarket, pharmacy, and post office, while Great Wilbraham provides a local shop and primary school. Families benefit from access to highly regarded educational facilities, including Great Wilbraham CofE Primary School and the well-regarded Bottisham Village College, both of which are within easy reach. The area also offers a variety of recreational opportunities, with scenic walking and cycling routes through the surrounding countryside and nearby nature reserves, such as Wilbraham Fen.

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Guide Price £275,000





FRONT DOOR

leading into:

ENTRANCE HALL

with wood effect laminate flooring, coat hanging hook, down light, access into loft space and various rooms.

SITTING ROOM

With laminate effect wood flooring, UPVC double glazed window overlooking the front of the property, downlight, feature open fire with tiled hearth and mantle, serving hatch.

PRINCIPAL BEDROOM

carpeted, UPVC double glazed window overlooking front of the property, electric heater, downlight.

BEDROOM 2

carpeted, UPVC double glazed window overlooking rear garden, downlight, electric heater.

BATHROOM

three piece suite comprising; bath, with shower over, low level wc, hand wash basin, tiled flooring, UPVC double glazed frosted window overlooking the rear garden, airing cupboard, down light, electric heater.

KITCHEN

with a range of floor and wall units with laminate worktop, stainless steel sink and drainer with mixer tap, stoves Newhome oven and hob, extractor fan, Beko freezer, Bush fridge, Hoover washing machine, tiled flooring, downlight, UPVC double glazed window, overlooking rear garden, UPVC double glazed door out onto the rear garden.

OUTSIDE

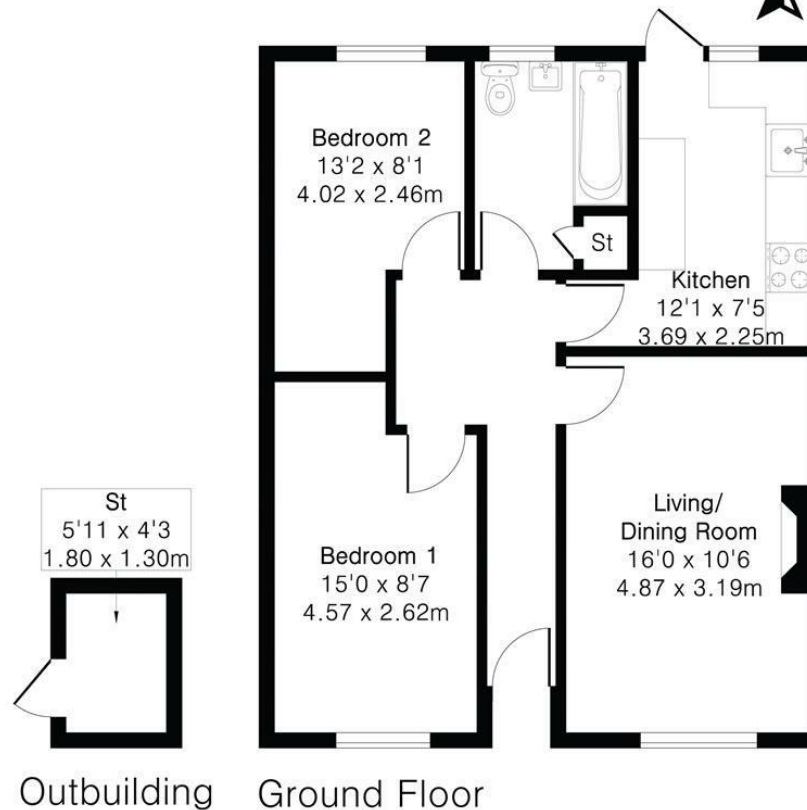
The property is approached via brick paved driveway offering off-road parking and leading to front door. The property is partially enclosed by hedging as well as lawn area and borders containing a variety of other trees and shrubs.

To the rear, the garden is fully enclosed by timber fencing, predominantly laid to lawn with borders containing a variety of shrubs, terrace area perfect for outside seating and al fresco dining, as well as further covered outside seating area outside water tap, brick built storage shed, side gate out to the front.



**Approximate Gross Internal Area 644 sq ft - 60 sq m
(Excluding Outbuilding)**

Outbuilding Area 25 sq ft - 2 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	45
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	62
EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - C

Local Authority - South Cambridgeshire

District Council

For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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