



24 Orchard Way, Burwell, Cambridge,
CB25 0EQ

£375,000 Freehold

An immaculately presented and extended three bedroom semi-detached home found in an established part of this highly sought after village.



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LOCATION

Burwell is a highly sought after village located approximately 11 miles from the university city of Cambridge and 5 miles from the historic horse racing town of Newmarket with regular bus service to both. There is convenient access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. For commuters there is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge and Whittlesford Parkway offer direct rail lines into London, with Cambridge North Station and the fastest trains taking under one hour.

One of the best served villages in Cambridgeshire with an extensive range of facilities for the whole community. Boasting three convenience stores, three public houses (The Fox, Five Bells and The Anchor) offering excellent dining options and takeaway, bakery, butchers (Hurrell's), post office, doctors surgery, pharmacy, dentist, opticians, hairdressers and barber shop, estate agents, haberdashery, petrol station and delightful artisan coffee shop (Elk). The village recreational ground has a large playing field, tennis courts, children's play equipment and skate park with a paved walkway around the edge and numerous gym equipment for gym bods to enjoy. The Burwell Community Sports Centre offers a range of recreational activities such as badminton, table-tennis, gymnastics and yoga. Education at primary level is available at Burwell Village College Primary School, there are also pre-school nurseries available to choose from. Burwell lies within the catchment for both Bottisham Village College and Soham Village College secondary schools, rated Outstanding and Good respectively by Ofsted. Residents are spoilt for choice for picturesque routes to enjoy, with riverside walks along the Burwell Lode out towards Reach and Wicken fen, Spring Close, Priory Wood and Devils Dyke to name a few. Just a short drive away is Anglesey Abbey National Trust, which is also within cycling range along the Lodes Way cycle route from Burwell.

ENTRANCE HALL Part frosted uPVC double glazed door to the side, doors into living room, kitchen/dining room and bathroom, stairs to the first floor, handy shoe/coat cupboard, solid oak flooring.

LIVING ROOM 16' 0" x 10' 9" (4.9m x 3.3m) Large double glazed bay window to the front with window seat and fitted



storage below, double glazed to the side. Fireplace with cast iron surround, shelving either side with storage cupboards below, double radiator, solid oak flooring.

KITCHEN/DINING ROOM 25' 11" x 8' 10" (7.9m x 2.7m)

Double glazed bi-folding doors across the rear and automatic velux roof light window allowing great amount of natural light. Range of wall and base mounted units and drawers with worksurfaces over including corner larder cupboard. One and a half sink and draining board with extendable mixer tap over, integrated appliances including fridge/freezer, dishwasher and washing machine, double eye level oven, induction hob and useful storage cupboard. Electric underfloor heating to dining area.

BATHROOM Frosted double glazed window to rear, panelled bath with mixer tap and shower over, low level W.C, wash hand basin with mixer tap over and vanity unit below, heated towel rail and tiled flooring.

LANDING Doors to all bedrooms and loft access to fully boarded loft with 'stand up' headroom.

BEDROOM ONE 12' 1" x 10' 9" (3.7m x 3.3m) Large double glazed bay window to the front enjoying a pleasant outlook and with fitted units and drawers below proving good storage. Floor to ceiling radiator, storage cupboard, door into ensuite.

ENSUITE Frosted double glazed window to the side, tiled shower cubicle, wash hand basin with mixer tap over and vanity unit below, low level W/C, radiator, strip wood flooring and spotlights.

BEDROOM TWO 10' 2" x 8' 6" (3.1m x 2.6m) Bright and spacious dual aspect room with double glazed windows to the rear and side, radiator.

BEDROOM THREE 7' 2" x 6' 10" (2.2m x 2.1m) Double glazed window to the rear, radiator.

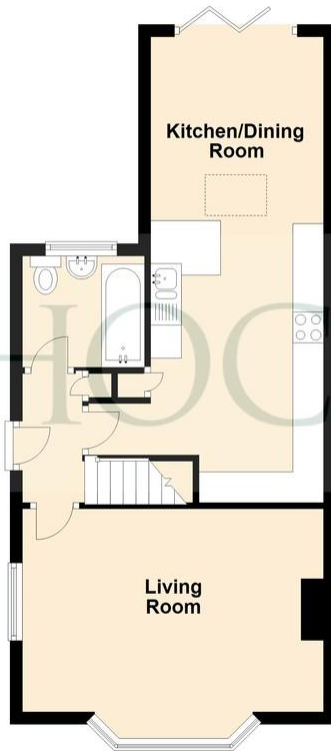
GARAGE 17' 0" x 8' 6" (5.2m x 2.6m) Single garage with up and over door at the front, power and lighting connected, workbench and multiple shelving. Door out to patio area.

OFFICE/STUDIO 12' 9" x 7' 10" (3.9m x 2.4m) Double glazed window to the side and door out to the patio, oak



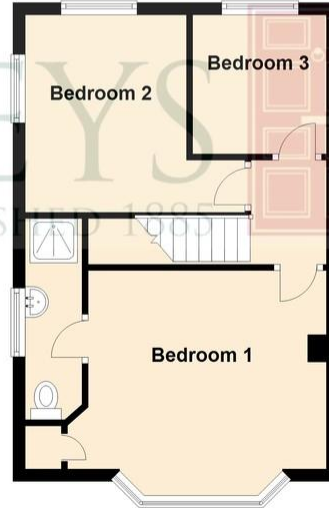
Ground Floor

Approx. 46.8 sq. metres (503.5 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 83.4 sq. metres (897.6 sq. feet)

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