

63 Orchard Way, Burwell
CB25 0EQ
Guide Price £330,000

MA
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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.

EPC (C)
Council Tax Band C (East Cambs)



Entrance Hall

With door through to the:

Living Room

16'11" x 16'9" (5.17 x 5.11)

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" (3.83 x 2.52)

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" (3.82 x 2.57)

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" (4.21 x 3.03)

Double bedroom with radiator and window to the rear aspect.

Bedroom 2

9'7" max x 8'7" (2.94 max x 2.63)

With storage cupboard, radiator and window to the front aspect.

Bedroom 3

9'7" x 8'2" max (2.94 x 2.50 max)

With storage cupboard, radiator and window to the front aspect.

Bedroom 4

10'5" max x 6'9" (3.18 max x 2.07)

With storage cupboard, radiator and window to the rear aspect.

Bathroom

7'0" x 5'5" (2.14 x 1.67)

Three piece suite comprising of low level WC, wash basin,

panel bath, tiled walls and obscured window to the rear aspect.

Outside - Rear

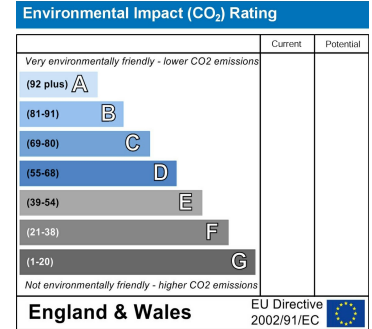
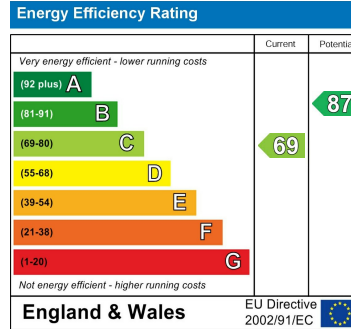
Fully enclosed garden with a variety of mature shrubs and trees, patio area leading to the side pedestrian gate.

Outside - Front

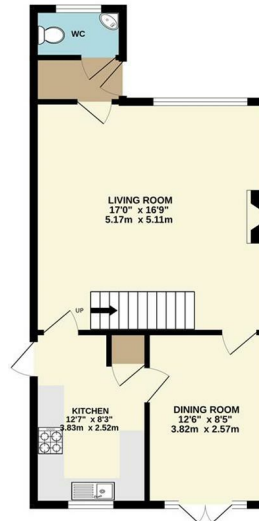
Bloc paved driveway enclosed by fencing and mature hedging.

Garage

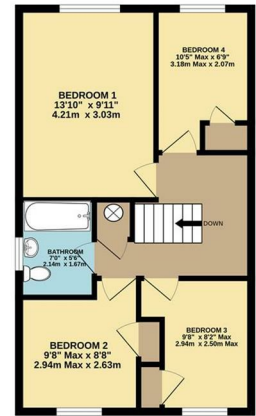
With metal up and over door.



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.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, wall-to-wall areas 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 here are based on the information as at the completion of the contract with the seller.

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