

**pocock & shaw**

Residential sales, lettings & management



26 Orchard Way  
Burwell  
Cambridgeshire  
CB25 0EQ

A fabulous opportunity to purchase this spacious three bedroom semi detached family home with a detached garage, carport, parking and an enclosed rear garden. The property would benefit from some cosmetic updating. No chain. EPC: C

Guide Price: £359,950



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 catering for everyday requirements, 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 regions 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.

Pleasingly positioned and offering an abundance of potential the property enjoys well-proportioned rooms throughout including an entrance hall, sitting room and dining area with gas fire, kitchen, shower room and three good sized bedrooms. Externally the property boasts an enclosed rear garden leading to a single garage, covered car port and plenty of parking space. The large front garden has a variety of shrubs and trees and is laid mainly with gravel, with a pathway leading to the front door. With the benefit of a recently fitted gas central heating boiler and with double glazing, the accommodation in brief includes:

## Ground Floor

### Entrance Hall

With an entrance door, a window to the front aspect, radiator, stairs with under stair storage, leading to the first floor.

**Sitting/Dining Room** 6.34m (20'10") max x 4.80m (15'9") max

With a window to the front aspect, a window to the side aspect, feature gas fire, carpet, radiator.

**Kitchen** 3.81m (12'6") x 2.85m (9'4")

Fitted with a matching range of base and eye level units with worktop space over with drawers, a stainless-steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric for cooker, electric oven, built-in four ring electric ceramic hob, with a window to the rear aspect, laminate flooring, uPVC door to garden, door to pantry storage cupboard.

## First Floor

### Shower Room

Fitted with a three piece suite comprising of a large shower enclosure, wash hand basin, low level WC and extractor fan, with a window to the rear aspect, radiator.

### Landing

Storage cupboard with useful shelving space, access to loft area housing the boiler.

**Bedroom 2** 4.13m (13'7") x 2.68m (8'9")

With a window to the rear aspect, radiator.

**Bedroom 1** 3.57m (11'9") x 3.34m (10'11")

With a window to the front aspect, radiator.

**Bedroom 3** 3.41m (11'2") max x 2.62m (8'7")

With a window to the front aspect.



## Outside

The property is set back from the road and has a large gravelled area with a tree and shrub lined pathway leading to the front door and leading to the detached garage which has power and lighting plus a useful covered car port. The rear garden is enclosed with a brick walled surround, there is a covered patio/seating area plus a range of useful wooden storage sheds, the garden is partly terraced with a variety of trees and shrubs, flowers and hedging.

## Services

Mains water, gas, drainage and electricity are connected.

**Council Tax Band: C** East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS



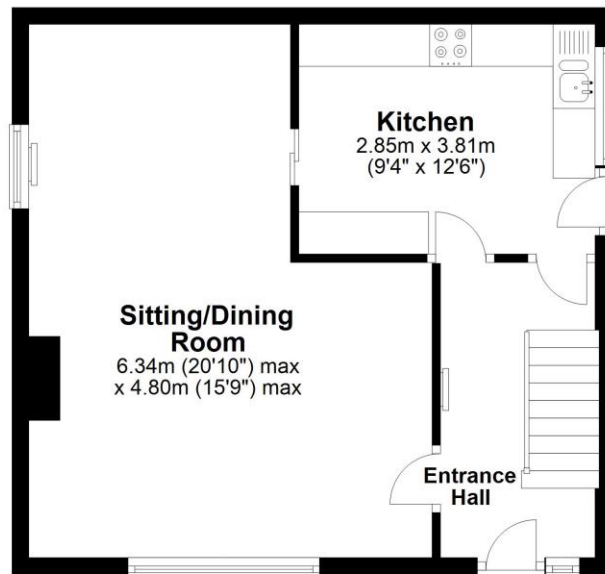
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59 High Street, Burwell, Cambridgeshire

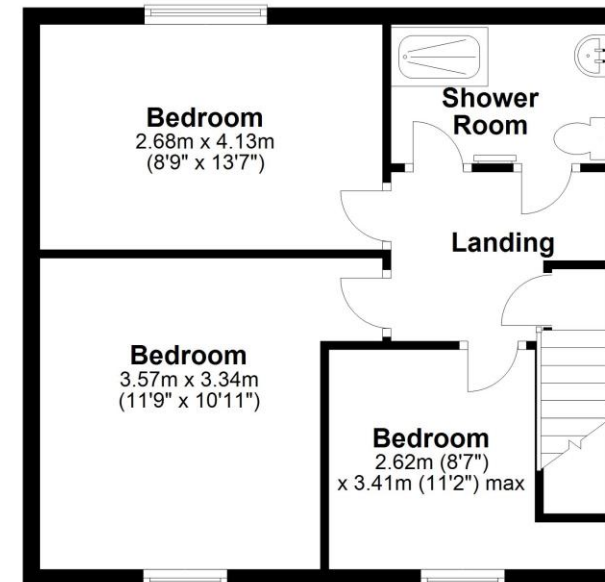
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### Ground Floor



### First Floor



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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