



**ORCHARD WAY**  
Burwell

**Carter Jonas**



## ORCHARD WAY, BURWELL, NEWMARKET, CB25 0EQ

- Cambridge City Centre – approx. 12 miles
- Newmarket Town Centre – approx. 5 miles
- A14 (Junction 35) – approx. 7 miles
- Cambridge North Railway Station – approx. 10 miles

2 Reception rooms • Kitchen/breakfast room • Study  
• Utility & separate cloakroom • 4 Bedrooms • 2 Bath/  
shower rooms • South facing landscaped gardens •  
Ample parking & car port • EPC rating D

### DESCRIPTION

20 Orchard Way is a very appealing, bright and spacious family home in a lovely position in this popular and highly sought after village. The accommodation on offer, which extends to over 1600sqft, is stylishly and tastefully presented throughout with good attention to detail, lovely finishes and excellent levels of natural light.

On the ground floor is a large sitting room with bay window to the front, a stunning, contemporary kitchen which is open plan to the dining/family room with views down the garden, a good-size utility room, cloakroom/boot room with a door to the car port, a ground floor shower room and a study/home office/occasional bedroom 5.

On the first floor are four bedrooms, two with fitted wardrobes and a modern family bathroom.

The property is a wonderful village property, ideal for growing families, with excellent outside space and parking. Viewing of this attractive house is highly recommended.

**ATTRACTIVE AND STYLISHLY PRESENTED FOUR-BEDROOM VILLAGE HOME WITH OVER 1600SQFT OF BRIGHT AND SPACIOUS ACCOMMODATION AND LOVELY SOUTH-FACING GARDENS SITUATED IN A QUIET, RESIDENTIAL LOCATION IN THIS POPULAR VILLAGE.**





## OUTSIDE

The property occupies a very pleasant, open position in a lovely, quiet residential area. The house is approached over a driveway providing ample parking and giving access to the car port. The front garden is very well maintained being mainly laid to lawn. The large, south-facing gardens are again wonderfully maintained and landscaped with lawn, paved terraces ideal for al-fresco dining, entertaining and relaxation and thoughtfully planted trees and flowering shrubs. There is a useful garden shed for garden machinery and tools etc.

## LOCATION

Burwell is a thriving and well-served village, located approximately 12 miles north-east of Cambridge and just 4 miles from the historic racing town of Newmarket. The village offers a wide range of local amenities including a primary school, doctors' surgery, dentist, post office, village shops, public houses, and recreational/sporting facilities. There are also scenic countryside walks and off-road cycle routes directly accessible from the village. For those needing to commute, the village is within easy driving distance of the A14, leading to A11, M11 and A1 (North) along with easy access to mainline railway stations to London at Cambridge North and Newmarket. Secondary schooling is available at the highly regarded Bottisham Village College along the main independent schools in Cambridge.

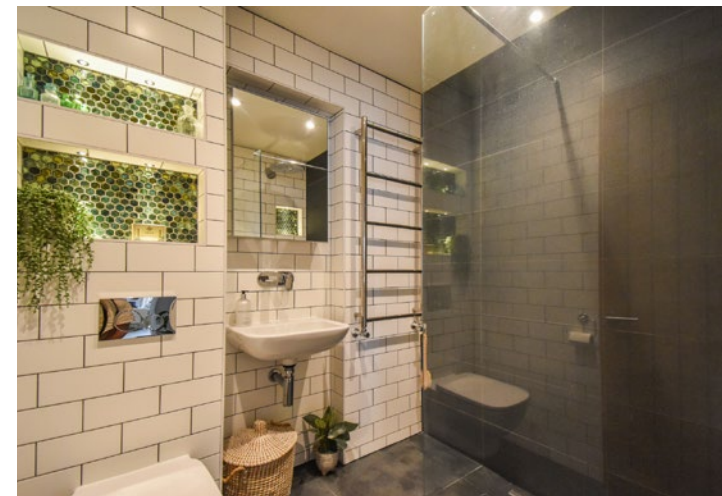
## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services are connected

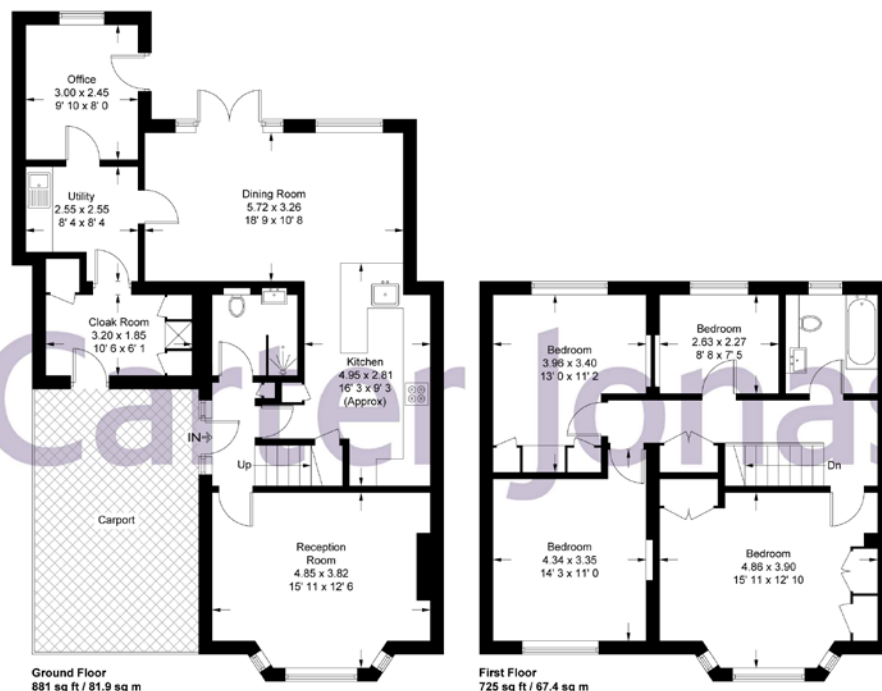
**Local Authority:** East Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents,  
Carter Jonas 01223 403330



## Orchard Way

Approximate Gross Internal Area = 1606 sq ft / 149.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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