



- Spacious detached family home
- Three Double Bedrooms
- Three Reception Rooms
- Utility Room
- Non estate village location
- Large plot around 0.25 of an acre.
- Lots of scope for further extension
- Garage and lots of parking
- Oil fired central heating system

TOWN GREEN ROAD, ORWELL

A rare opportunity to acquire a spacious detached 1960's built detached home set in a large plot measuring approximately 0.25 of an acre. The gardens are delightful and there is lots of scope to extend and add on to the current property. The property is situated in a non estate location within the popular village of Orwell.

3 1 3 EPC

GUIDE PRICE
£700,000

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



TOWN GREEN ROAD, ORWELL

GUIDE PRICE
£700,000

A rare opportunity to acquire a spacious detached 1960's built detached home set in a large plot measuring approximately 0.25 of an acre. The gardens are delightful and there is lots of scope to extend and add on to the current property. The property is situated in a non estate location within the popular village of Orwell.

INTRODUCTION Wellington Wise is delighted to offer this good size detached family home set within the popular South Cambridgeshire village of Orwell. The property features a large rear garden and the plot measures 0.25 of an acre. The house features three nice size bedrooms and three reception rooms plus a downstairs WC and utility room. A fantastic opportunity either as a generous detached house or for a project to extend and improve.

STEP INSIDE The property is accessed from the front door and opens to a welcoming entrance space with stairs in front of you rising to the first floor. The lounge is a delightful dual aspect room with a double glazed window to the front and double glazed French doors opening to the rear garden. Feature open fireplace with inset wood burner. The dining room is to the front with a double glazed window and there is a door opening to the kitchen. With a double glazed window to the rear garden, the kitchen comprises a range of fitted wall and base units with complimentary work surfaces over. Under stairs larder space. Inset drainer sink unit. Wall mounted oil boiler central heating system. Door to the utility room, with a door to side access. Double glazed window to side, base units with work surface over, and inset circular sink. Door to the family room and a Cloakroom/WC. With a double glazed window to side and comprises a low level WC and wash hand basin. The family room is a delightful bright dual aspect room with double glazed French doors to the rear garden and a double glazed window and door to the patio.

On the first floor is a landing with loft access and a double width airing cupboard comprising a hot water tank and linen shelves. The master bedroom is to the front with a double glazed window. The second bedroom is also to the front with a double glazed window and is a generous double bedroom. Bedroom three is to the rear with a double glazed window and a range of useful fitted storage cupboards and wardrobe space. The family bathroom has a double glazed window to the rear and comprises a panel enclosed bath with a shower over and a washbasin. The WC is separate and has a double glazed window to the rear.

In all, there is 1203 sq ft of internal space.

STEP OUTSIDE The property enjoys a delightful mature plot measuring 0.25 of an acre and the gardens have been a real labour of love over many years. It is mainly laid to lawn with a range of flower and shrub borders and a selection of mature trees. Paved patio terrace with a

motorised awning over. Greenhouse and timber summer house. All are enclosed by a fence and hedging with access to the front on both sides.

The front garden is lawned and has a large gravelled driveway providing ample off road parking for 3 to 4 vehicles.

The garage has power and light attached with door to the front.

LOCATION Conveniently located close to Cambridge and Royston this property is perfect for commuters to London and Cambridge who desire to escape the busy urban cities and begin a new life in this picturesque village. Orwell enjoys a fab village pub, shop and the outstanding Petersfield Primary School. Meldreth Train Station is 4.1 miles away and Royston train station is just 7.8 miles away, with fast trains to London in 29 minutes and Cambridge in just 19 minutes.

The university city of Cambridge is only 6 miles away, boasting excellent independent schools for all ages and great cultural and recreational facilities. Shopping in the Royston includes a Tesco Superstore, M&S food hall and Aldi. There is also a busy High Street and a good selection of pubs and restaurants.

There are good road connections with the A1/M at Baldock 13 miles to the west and the M11 3 miles to the East (approx). Luton and Stansted Airports are both within a 30 to 40 minute drive.

