



6 Orchard Gardens
Upwell | Cambridgeshire | PE14 9EQ

FINE & COUNTRY

MODERN AND SPACIOUS



This modern and spacious detached family home, set over 3 storeys, is situated in a cul-de-sac location in the village of Upwell. Built in 2020, this attractive brick built detached house has a large garage, lawned rear garden and patio overlooking fields. The property occupies a $\frac{1}{4}$ acre plot and benefits from an energy efficient air source heat pump.



KEY FEATURES

- A beautifully presented Detached Family Home situated in a Rural Village Location
- The Accommodation is Set Over Three Floors
- Stunning Kitchen/Diner/Garden Room
- Five Bedrooms & Three Bathrooms
- Enclosed Private Garden with Field Views
- Double Garage with Boarded Room Above and Ample Driveway Parking Space
- Close To Downham Market with Mainline Train Station
- The Total Accommodation extends to 2,922sq.ft
- Energy Rating: B

The house boasts five bedrooms along with a living area with modern parquet type flooring and a modern wood burner with open plan kitchen and lounge area with bi folding doors to the patio area and garden.

Room To Grow

This is a great space for a growing family and perfect for all to enjoy. On the first floor is the main bedroom with ensuite and walk-in wardrobe, along with two other bedrooms, whilst the second floor houses the remaining bedrooms with fitted wardrobes and an impressive modern bathroom with freestanding bath, modern fittings and clean decoration. The owner has mentioned what appealed to them to purchase this new build in 2021, was the size of the property and the open plan multi room/generational living provided by it. The open field views to the rear along with the Apple orchard to the right, ideal for dog walks. The close proximity to both Downham Market and Littleport train stations, ideal for commuting to Cambridge and London and also the good road links to the above places as well as the North Norfolk Coast.

Making Improvements

Since moving in the owners have added additions to the family home, including quality flooring and carpeting, adding a log burner, contemporary wooden feature walls, contemporary floating wall cabinets in the main lounge and study, built in wardrobes for the bedroom on the second floor, wooden shutters, electric blinds and blinds for all the windows in the property. They have also extended the patio at the rear of the property so they can catch even more of the evening sun as well as installing remote controlled electric gates. All these modern features have improved this family home.





KEY FEATURES

Open Plan Ease

They love the open plan nature of the property. During the summer they sit in the family room which has views of the rear garden with the bi fold doors open, watching the kids play football and play on the trampoline. During the winter, they like nothing better than sitting together as a family in the living room with the log burner on, watching a movie. They have had numerous family and friend gatherings at barbecues during the summer including parents wedding anniversaries and inside the house for meals during the winter.

The Outside

The garden/patio space is large as is the inside of the house to accommodate lots of people plus there is ample parking space for numerous vehicles. The garage is large and is accessed by an electric door or a pedestrian side door. Above the garage is a room which has a window overlooking the fields to the rear. It is boarded out and has lighting and electric sockets within it along with attic trusses so would require a minimal amount of money spent to convert it to a home study, gym or hobby room. The field at the rear contains potatoes at present and pumpkins are planted for the autumn. Weekends for the current owners include getting involved in the local U10's football team and local dance classes for the children. The children have a great outdoors social life with local cricket and seeing school friends, the village is very sociable and aimed towards children.































INFORMATION

On The Doorstep

Upwell is a village on the A1101 and is conjoined with Outwell, close to Downham Market and Wisbech. Upwell has good amenities including local pubs, large Co-op store, local parks with play areas for children and lots of rivers, ideal for those who enjoy water sports, such as canoeing or kayaking or walks/cycling by the river. The local Co-op is also a short walk away and is ideal for picking up some essentials and carrying out weekly shops. Outwell, the next village attached to Upwell has a pub called Crown Lodge, which serves great food. The nearby village of Welney has a great pub called the Lamb and Flag, serving good Sunday roasts, which is popular with the locals. It also has a local junior school rated good by Ofsted. Wisbech is a short drive away and has a really good cinema, The Light Cinema.

How Far Is It To

The historical market town of Wisbech, which is approx. 6.5 miles to the north, offers supermarkets, a swimming pool and sports centre, library, museums and a theatre. The Hanseatic town of King's Lynn with its excellent shopping and leisure facilities is just under 30 minutes away with a direct rail link to Cambridge and London, whereas March station with a direct rail link to Stansted Airport is 20 minutes away. The North Norfolk Coast with its long sandy beaches and charming seaside villages is close by, as are world-renowned nature reserves, and historic market towns.

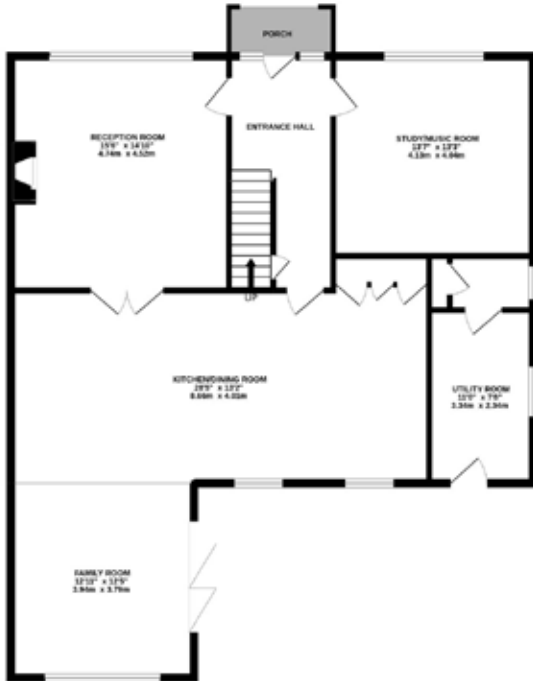
Services and District Council

Air Source Heat Pump (Underfloor Heating to Ground Floor, Radiators Upstairs) Mains Water, Mains Drainage
Kings Lynn & West Norfolk Borough Council-Council Tax Band: E

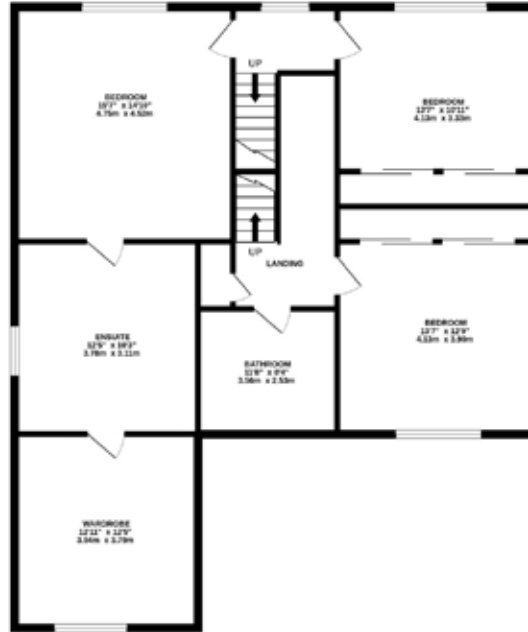
Tenure

Freehold

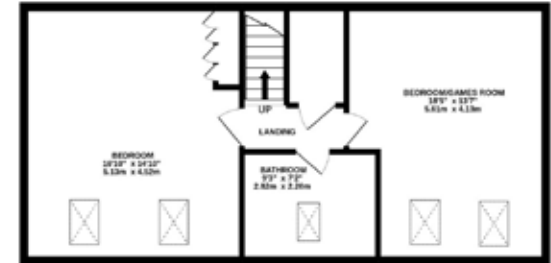
GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



1ST FLOOR
1166 sq.ft. (108.3 sq.m.) approx.



2ND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



GARAGE

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 2922 sq.ft. (271.5 sq.m.) approx.

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------|---------|-----------|
| Very energy efficient - lower running costs | (92-100) A | | |
| | (81-91) B | | |
| | (69-80) C | | |
| | (55-68) D | | |
| | (39-54) E | | |
| | (21-38) F | | |
| Not energy efficient - higher running costs | (1-20) G | | |

England, Scotland & Wales
 EU Directive 2002/91/EC



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