

38 Orchard Way, Lower Cambourne Cambridge, . CB23 6BN

£375,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

Bowdens Estate Agents are delighted to present this spacious three-bedroom end-terrace townhouse, perfectly positioned in the desirable location of Lower Cambourne. Enjoying an attractive outlook over a pleasant green space to the front, this home is ideally suited to families, professionals, or anyone seeking a property with excellent amenities and a welcoming community feel. Spread across three well-designed floors, the accommodation offers versatile and modern living. The ground floor features a bright and inviting entrance hall, a kitchen with separate dining room, and a generous lounge with direct access to the rear garden — perfect for entertaining or relaxing with the family. Upstairs, there are three good-sized bedrooms arranged across the first and second floors, including a spacious principal bedroom with its own en-suite shower room. A further family bathroom serves the remaining bedrooms, ensuring comfort and practicality for all. The property also benefits from eco-friendly solar panels, providing both energy efficiency and reduced household costs. Externally, the home boasts a private rear garden, a single garage with additional off-street parking, and enjoys a peaceful position overlooking green space to the front. The location is one of the home's biggest attractions. Lower Cambourne offers an excellent range of everyday amenities all within walking distance — including local shops, schools, nurseries, health care facilities, and leisure opportunities. For those who enjoy the outdoors, the nearby lakes and expansive country park provide picturesque walking routes and family-friendly green spaces right on the doorstep. Regular public transport services connect Cambourne with Cambridge, St Neots, and beyond, making this a superbly connected yet tranquil place to live. This is a rare opportunity to secure a modern townhouse in a sought-after position, offering both convenience and lifestyle appeal. Early viewing is strongly recommended.

FEATURES

- Sought after end terrace town house
- Three double bedrooms
- First floor lounge with open aspect to front
- Separate dining room overlooking rear garden
- Solar panels fitted
- Ample parking and single garage
- Sold with no onward chain



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Radiator, coving to ceiling, stairs to first floor, door to:

Cloakroom

Two piece suite comprising pedestal wash hand basin and close coupled wc, half height ceramic tiling to all walls, radiator.

Kitchen 3.80m (12'6") X 2.74m (9')

Refitted with a matching range of oak fronted Shaker style base and eye level units with worktop space over, Franke 1½ bowl sink unit, integrated fridge/freezer and dishwasher, plumbing for washing machine, range style cooker with stainless steel backing, window to front, radiator, slate tiled floor, under floor heating. Telephone point.

Dining Room 3.85m (12'7") X 3.53m (11'7")

Window to rear, Storage cupboard, radiator, coving to ceiling. Door to garden.

First Floor

Landing

Radiator, stairs to second floor.

Lounge 4.93m (16'2") X 3.85m (12'7")

Fireplace with Adam style surround, two radiators, wooden laminate floor, telephone point, TV point, coving to ceiling. Two Juliet balconies to the front.

Bedroom 3 3.85m (12'7") X 2.66m (8'9")

Two windows to rear, radiator, coving to ceiling.

Second Floor

Landing

Door to airing cupboard.

Bedroom 1 3.83m (12'7") X 2.76m (9'1")

Two windows to front, radiator, wooden laminate floor, telephone point, TV point, coving to ceiling with recessed spotlight(s), door to:

En-suite Shower Room

Recently refitted with three piece comprising double shower cubicle, vanity wash hand basin and close coupled WC, slate tiled floor.

Bedroom 2 3.85m (12'7") X 2.66m (8'9")

Two windows to rear, fitted with a range of wardrobes with hanging rails and shelving, radiator, coving to ceiling.

Bathroom

Three piece suite comprising panelled bath, pedestal wash hand basin with Triton shower over and close coupled WC, full height ceramic tiling to all walls, radiator.

Garden

The property has an open outlook to the front over an open green area.

The landscaped rear gardens feature a 2 tier decked area and formal lawns. There are shrub beds surrounding.

Electronic gates to the side lead to the parking area and single garage.

Agents Notes

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce photographic and proof of address identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly, if there is



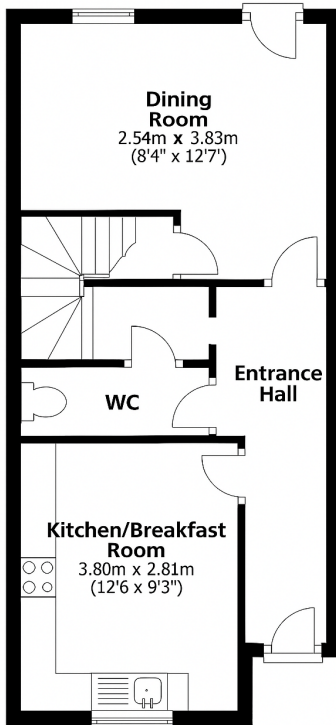




FLOORPLAN

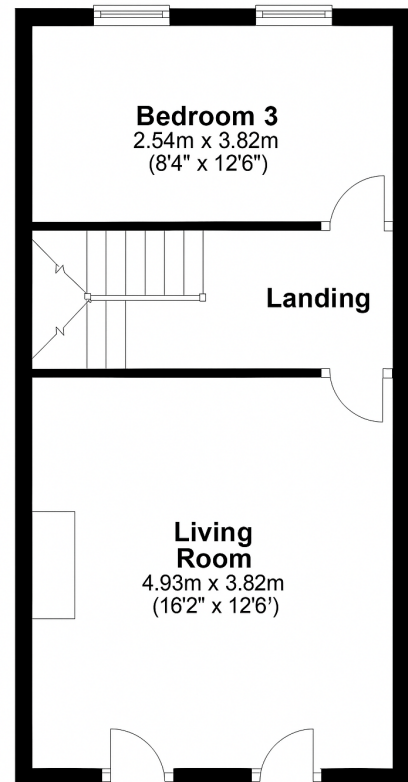
Ground Floor

Approx. 35.2 sq. metres (379.3 sq.r. feet)



First Floor

Approx. 36.3 sq. metres (391.1 sq. feet)



Total area: approx.107.9 sq. metres (1161.5 sq feet)