



31 Station Gate
Burwell, Cambridgeshire CB25 0BZ
Asking Price £710,000

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An outstanding detached six bedroom family home proudly standing on the corner of a popular residential cul-de-sac on the village outskirts and within easy commute to Cambridge.

Enjoying immaculately presented, stylishly decorated and substantial rooms throughout, arranged over three floors, this property has been updated, improved and extended over recent years.

Comprising accommodation to include an entrance hallway, stunning re-fitted kitchen/breakfast room with granite work surfaces, utility room, cloakroom, a large sitting room with French doors to the rear garden, formal dining room and snug leading to a sun room. To the first floor is a family bathroom and four double bedrooms with the two principal bedrooms benefitting from a separate dressing area with fitted wardrobes and en-suite facilities. Complete with two further double bedrooms and en-suite shower room to the second floor.

Externally the property boasts an enclosed and immaculately maintained front garden with access to a triple garage plus a rather lovely, predominantly South facing walled rear garden.

A superb and rarely available residence – early viewing an absolute must.

Council Tax Band - F (East Cambridgeshire)

EPC (C)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Hallway

With staircase rising to the first floor, oak wood flooring, radiator, access and double doors leading through to:

Sitting Room 20'9" x 13'0" (6.32m x 3.96m)

Dual aspect room with bay window to the front aspect and French doors with glazed panels to the side to the rear aspect leading to the rear garden, feature fireplace to the side with inset marble surround and hearth, TV aerial connection point, two radiators.

Dining Room 13'3" x 9'8" (4.04m x 2.95m)

With bay window to the front aspect, radiator, double doors leading to the entrance hallway.

Snug 10'0" x 6'9" (3.05m x 2.06m)

With oak wood flooring, TV aerial connection point, radiator, opening leading through to:

Sun Room 9'9" x 7'2" (2.97m x 2.18m)

With glazing to the rear and side aspects, vaulted ceiling, French style doors to the rear aspect leading to the rear garden, oak wood flooring, radiator.

Hallway

With oak wood flooring, built in storage cupboard, radiator, access and door leading through to:

Kitchen/Breakfast Room

Spacious room fitted with a range of eye level and base storage units with granite working top surfaces over, space for range cooker with extractor hood over, integrated dishwasher, inset butler style sink unit with mixer tap over, ample space for dining table and chairs, oak wood flooring, radiator, bay window to the side aspect, window to the rear aspect.

Utility 9'9" x 6'11" (2.97m x 2.11m)

With matching eye level and base storage units with granite working top surface over, built in cupboard, space for fridge/freezer, built in microwave oven, space and plumbing for washing machine, space for tumble dryer, inset sink unit with mixer tap over, oak wood flooring, radiator, window to the side aspect.

Cloakroom 8'2" x 3'6" (2.49m x 1.07m)

Comprising low level WC and wash hand basin, oak wood flooring, radiator, window to the side aspect.

First Floor Landing

With staircase rising to the second floor, airing cupboard, window to the front aspect, access and door leading through to:

Dressing Area

With a built in wardrobes, radiator, window to the rear aspect.

Master Bedroom 13'8" x 13'1" (4.17m x 3.99m)

With window to the front aspect, TV aerial connection point, radiator, door to en-suite, opening leading through to:

En-Suite 6'9" x 6'6" (2.06m x 1.98m)

With suite comprising shower enclosure, wash hand basin and low level WC, tiled walls, wood effect flooring, radiator, window to the rear aspect.

Bedroom 2 13'0" x 10'4" (3.96m x 3.15m)

Dual aspect room with windows to the rear and side aspects, radiator, opening leading to:

Dressing Area

With built in wardrobes, door to hallway leading to the landing.

En-Suite

With suite comprising shower enclosure, wash hand basin and low level WC, wood effect flooring, radiator, window to the side aspect.

Bedroom 3 13'3" x 9'8" (4.04m x 2.95m)

With window to the front aspect, radiator.

Bedroom 4 10'8" x 9'11" (3.25m x 3.02m)

With window to the side aspect, radiator.

Bathroom 8'11" x 6'9" (2.72m x 2.06m)

With suite comprising panel bath with mixer taps/shower attachment, wash hand basin set in vanity unit and low level WC, part tiled walls, tile effect flooring, radiator, window to the rear aspect.

Second Floor Landing

With window to the front aspect, Velux window, access and door leading through to:

Bedroom 5 13'5" x 12'9" (4.09m x 3.89m)

With Velux windows to the side aspects, dormer window to the front aspect, built in storage cupboards, radiator, access and door leading through to:

En-Suite

With suite comprising shower enclosure, wash hand basin set in vanity unit and low level WC, tile effect flooring, radiator, Velux window.

Bedroom 6 16'4" x 12'9" (4.98m x 3.89m)

With three Velux windows to the rear aspect, dormer window to the front aspect, radiator, internet connection, could be used as a study.

Garage

Triple size garage with electric roller doors, pedestrian door and windows to the rear and side aspects, power and lighting connected, superb addition to the property.

Outside - Front

Enclosed front garden bordered by iron railings, laid to stone with a variety of mature plants and shrubs, pathway leading to the front door, access to garages, outside lighting, gated access to rear garden.

Outside - Rear

Fully enclosed rear garden predominantly laid to lawn, paved patio/seating area, outside lighting, outside tap.



Google

Map data ©2024

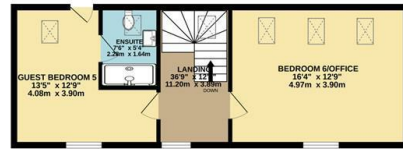
GROUND FLOOR
1067 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR
967 sq.ft. (89.8 sq.m.) approx.



2ND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 2499 sq.ft. (232.2 sq.m.) approx.

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	A		
B			
C		72	79
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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