



Station Gate, Burwell CB25 0BZ

Guide Price £560,000

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Station Gate, Burwell CB25 0BZ

A fantastic detached family townhouse set in a quiet cul de sac location in the very popular village of Burwell.

Burwell is a popular village with a variety of amenities including shops and restaurants, three pubs, health centre, dental surgery, sports centre and lots of community based clubs and societies.

The accommodation includes an open plan fully fitted kitchen, living room and dining space, a sitting room, four generous bedrooms, two ensuites and a family bathroom and separate shower room.

Externally, the rear garden is laid to lawn with mature flower and shrub borders, paved patio areas and a garage. There is additional off road parking for a further four cars.

The property must be seen to be fully appreciated.

Entrance Hall

Generous entrance hall with doors leading to the sitting room, kitchen, living/dining room and cloakroom. Under stair storage cupboard. LVT wood flooring. Stairs leading to the first floor.

Kitchen

14'6" x 13'1"

Contemporary fitted kitchen with a range of eye and base level cupboards and storage drawers with composite worktop over. Inset sink with mixer tap over. Integrated, eye level ovens. Inset gas hob with extractor above and glass splashback. Integrated dishwasher, washing machine and fridge/freezer. LVT wood flooring. Window to the rear aspect. Half glazed door to rear garden. Opening to living/dining room.

Living/Dining Room

22'0" x 13'6"

Beautifully presented, generous living/dining room with french doors leading to the rear garden with windows either side. Feature fireplace with white stone surround, mantel and stone hearth. Vertical radiator. LVT wood flooring. Opening to the kitchen. Door to the entrance hall.

Sitting Room

11'1" x 10'5"

Charming sitting room with bay window to the front aspect. Radiator. Door to the entrance hall.

Cloakroom

White suite comprising low level W.C. and hand basin. LVT wood flooring. Door to entrance hall.

First Floor Landing

With doors to two bedrooms and bathroom. Window to the front aspect. Stairs leading to the ground floor and second floor landing.

Master Bedroom

13'8" x 10'4"

Spacious double bedroom with dual windows to the rear aspect. Built-in wardrobes. Opening to the dressing room and en suite. Radiator. Door to the landing.

Dressing Room

4'11" x 4'1"

Fitted with two double wardrobes with glass sliding doors. Window to the rear aspect. Radiator. Access to loft. Opening to the Master bedroom and door leading to the en suite.

En Suite

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over, panelled bath with mixer tap over and generous walk-in shower. Attractively tiled. Obscured window. Door leading to the dressing room.

Bedroom 2

13'5" x 11'1"

Spacious double bedroom with dual windows to the rear aspect. Built-in wardrobes with sliding mirrored doors. Door to the en suite. Radiator. Door to the landing.

En Suite

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over and panelled bath with mixer tap and shower attachment over. Attractively tiled. Obscured window. Door to bedroom 2.

Bathroom

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over and panelled bath. Attractively tiled. Vinyl wood flooring. Door to first floor landing.

Second Floor Landing

With doors to two bedrooms and bathroom. Window to the front aspect. Built-in storage cupboard. Stairs leading to the first floor landing.

Bedroom 3

13'1" x 10'11"

Well proportioned bedroom with velux window and window to the front aspect. Built-in wardrobes. Radiator. Access to the loft storage. Door to second floor landing.

Bedroom 4

11'5" x 7'3"

Well proportioned bedroom with velux window. Radiator. Door to second floor landing.

Bathroom

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over and walk-in shower. Attractively tiled. Vinyl wood flooring. Door to second floor landing.

Outside - Front

Block paved with access to double carport and garage. Access gate to the rear garden.

Garage

With up and over door. Pedestrian door leading to the rear garden.

Outside - Rear

Paved patio area to the rear of the house with french doors leading to the living/dining room and half glazed door leading to the kitchen. Lawned area with stepping stone central pathway leading to the rear. Raised pond. A huge variety of planting, including attractive silver birch trees. Pedestrian door to the garage.

PROPERTY INFORMATION

EPC - tbc

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 153 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

Rights of Way, Easements, Covenants - None that the vendor is aware of

Location

Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.

- **Detached House**
- **Beautifully Presented Throughout**
- **Generous Kitchen/Dining/Living Room**
- **Sitting Room**
- **Master Bedrooms with Dressing Room & En Suite**
- **Bedroom with En Suite**
- **Two Further Bedrooms**
- **Charming Rear Garden**
- **Driveway & Garage**
- **Viewing Highly Recommended**



TOTAL FLOOR AREA : 1857 sq.ft. (172.6 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 fixtures 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 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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