



Station Gate, Burwell, Cambridgeshire CB25 0BZ

Guide Price £350,000

MA
Morris Armitage

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Station Gate, Burwell, Cambridgeshire CB25 0BZ

A modern family home tucked away towards the end of this no-through road and located in this thriving and ever requested village.

Surprisingly spacious and offering generous size rooms, this property boasts accommodation to include entrance hall, living room/dining room, kitchen, three bedrooms (ensuite to master) and a family bathroom.

Externally the property offers a fully enclosed partly walled rear garden with a west facing aspect and off road parking.

No chain – viewing recommended.

Accommodation Details

Double glazed entrance door leading through to:

Entrance Hall

Doors leading to the kitchen, living room and cloakroom. Staircase rising to the first floor. Radiator.

Cloakroom

Comprising of low level WC, pedestal wash hand sink basin with tiled splashbacks, radiator, tiled flooring and obscure double glazed window to front aspect.

Living Room

16'2x15'10
Double glazed French style doors leading to the rear aspect, double glazed windows to the side aspect, television aerial connection point, two radiators and large understairs cupboard.

Kitchen/ Breakfast Room

12'7x9'0
Fitted with a matching range of eye level and base storage units with working top surfaces over, tiling to splashback areas, inset stainless steel sink and drainer with mixer tap, built in fan assisted electric over with four ring gas hob and extractor hood above, built in fridge and freezer, space and plumbing for dishwasher and washing machine, cupboard housing 'Potterton' central heating boiler serving domestic hot water and central heating system, tiled flooring and double glazed window to the front aspect.

First Floor Landing

With doors to bedrooms and bedroom, access to loft space, radiator, airing cupboard housing the hot water tank and shelving for storage.

Master Bedroom

13'1x11'8
Double glazed window to the front aspect, built in wardrobes to one wall, radiator, built in cupboard with shelving, television aerial and telephone connection points, door leading through to:

Ensuite

Suite comprising shower cubicle with tiled surrounds, low level WC, pedestal wash hand sink basin, shaver point, extractor fan and tiled flooring.

Bedroom 2

10'3x7
Double glazed window to rear aspect, radiator, television aerial and telephone connection points.

Bedroom 3

10'3x9
Double glazed window to rear aspect, radiator, television aerial and telephone connection points.

Bathroom

Suite comprising panel sided bath with mixer tap and shower attachment, tiled splashnback areas, low level WC, pedestal wash hand sink basin, tiled flooring, extractor fan, shaver point and radiator.

OUTSIDE

Frontage

Archway access leading through to a parking area with allocated parking for two vehicles.

Rear

A fully enclosed garden with brick walling to rear, patio area with French doors leading to the living room. Lawned area, gated access to the rear.

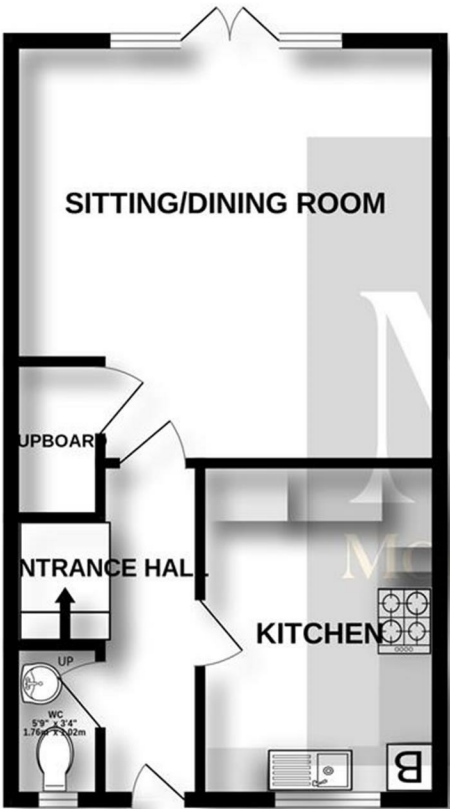
PROPERTY INFORMATION

EPC - C
Tenure - Freehold
Council Tax Band - D (East Cambs)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 87 SQM
Parking – Allocated Off Road
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

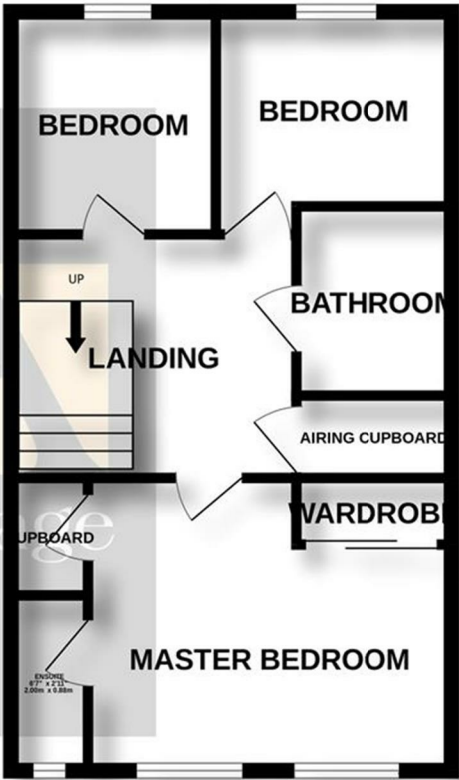
Location

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.

GROUND FLOOR



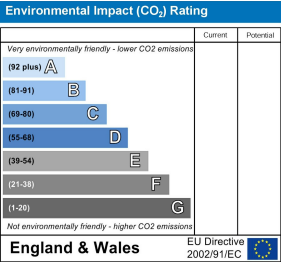
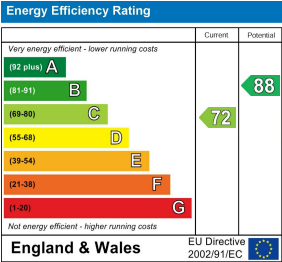
1ST FLOOR



- Modern Semi-Detached Home
- Modern Fitted Kitchen
- Spacious Living Room
- Master Bedroom with En Suite
- Two Further Bedrooms
- Modern Bathroom
- South Facing Garden
- Allocated Parking
- Highly Regarded Village Location
- NO CHAIN



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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