

Station Gate
Cambridge, CB25 0BZ
Asking Price £350,000

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Station Gate, Cambridge, CB25 0BZ

Tucked away in a quiet cul-de-sac within this popular development, this four bedroom link-detached home benefits from entrance hall, cloakroom, living/dining room and refitted kitchen to the ground floor. Upstairs, the main bedroom offers an ensuite shower. There are 3 further bedrooms and family bathroom.
Externally the property has a double length garage with electric up and over door, side access to the mature, private garden.

Sold with the benefit of NO CHAIN.

Entrance Hall
With doors leading through to Living Room, Kitchen and WC. Understairs cupboard and stairs rising to first floor.

Living Room 14'11" x 13'10" (4.56 x 4.23)
Bay window to front aspect, radiator and opening through to:

Dining Room 9'10" x 9'9" (3.00 x 2.99)
Window and patio doors to rear aspect. Serving hatch through to:

Kitchen 11'5" x 9'9" (3.48 x 2.99)
Fitted with a range of matching eye and base level storage cupboards with work top surfaces over. Stainless steel sink and drainer with mixer tap. Integrated oven with hob and extractor over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Window and door to rear aspect.

WC 6'2" x 3'0" (1.88 x 0.92)
Low level WC and pedestal hand basin.

First Floor Landing
Doors leading to all bedrooms, bathroom and storage cupboard.

Master Bedroom 12'6" x 9'0" (3.82 x 2.75)
With fitted wardrobes, radiator and window to rear aspect. Door through to:

En-Suite 7'3" x 2'8" (2.23 x 0.83)
Three piece suite comprising low level WC, pedestal hand basin and shower cubicle.

Bedroom 2 11'2" x 9'10" (3.41 x 3.01)
With radiator and window to front aspect.

Bedroom 3 10'0" x 9'10" (3.07 x 3.01)
With radiator and window to front aspect.

Bedroom 4 11'4" x 8'3" (3.46 x 2.52)
With radiator and window to front aspect.

Bathroom 6'9" x 6'2" (2.07 x 1.90)
Three piece suite comprising, Low level WC, pedestal hand basin and panelled bath with shower attachment. Window to rear aspect.

Double Length Garage 34'5" x 8'3" (10.51 x 2.52)
Electric up and over door. Door leading to rear garden.

Outside - Front
Pathway leading to front door. Garage. Off road parking for one car..

Outside - Rear
Fully enclosed rear garden with patio and grassed areas bordered by mature plants and shrubberies. Access to garage.

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.

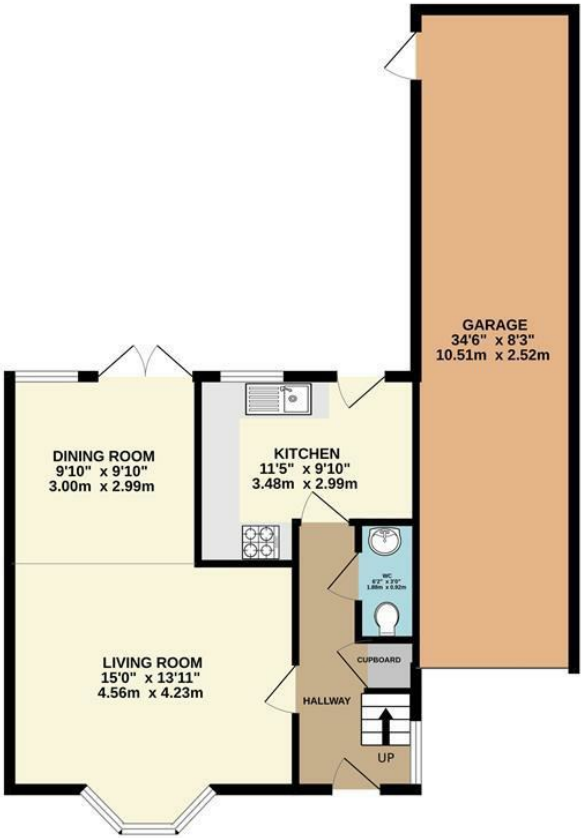
Property Details
EPC - C
Tenure - Freehold
Council Tax Band - D (East Cambridgeshire)
Property Type - Link-Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 120SQM
Parking – Driveway and Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of



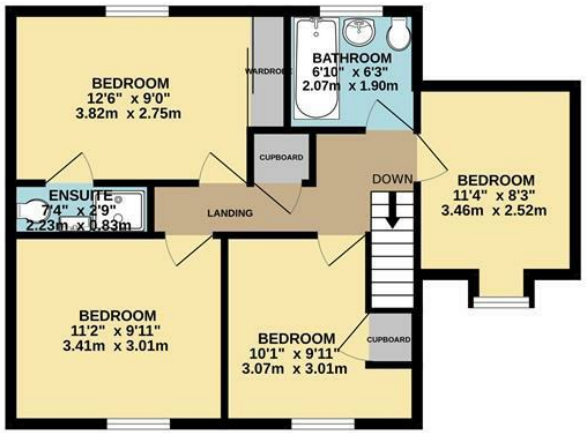


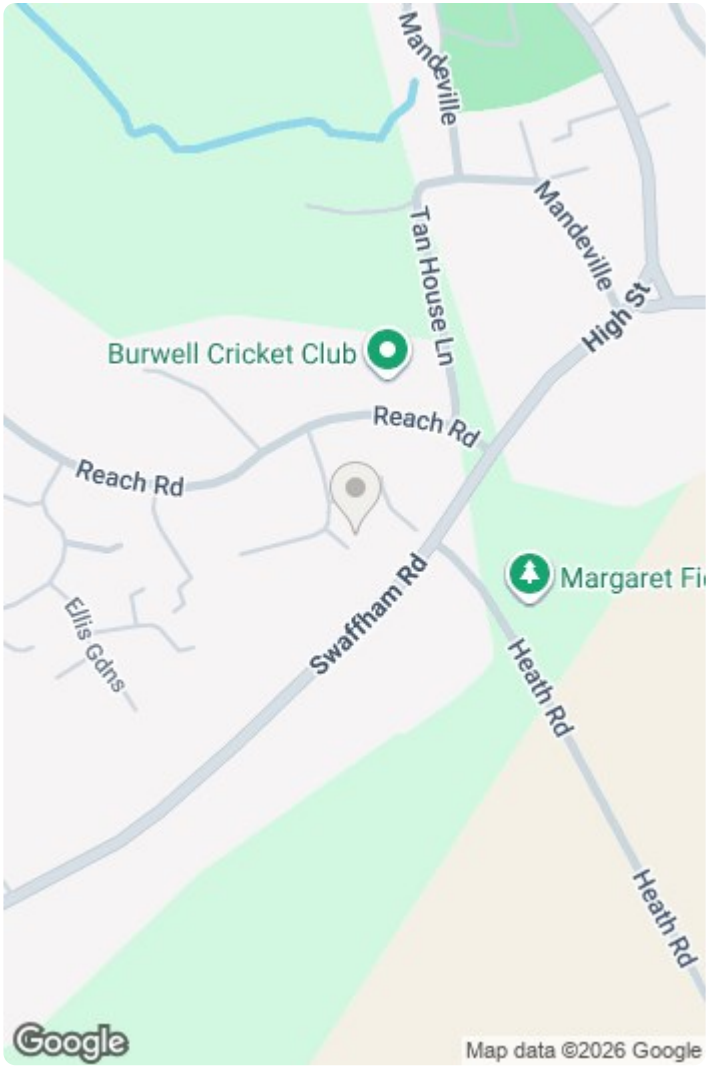


GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.

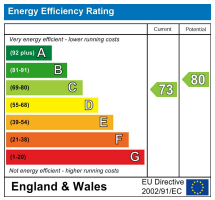


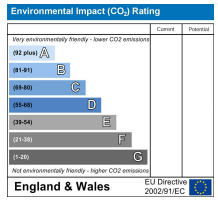


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TOTAL FLOOR AREA : 1301 sq.ft. (120.9 sq.m.) approx.

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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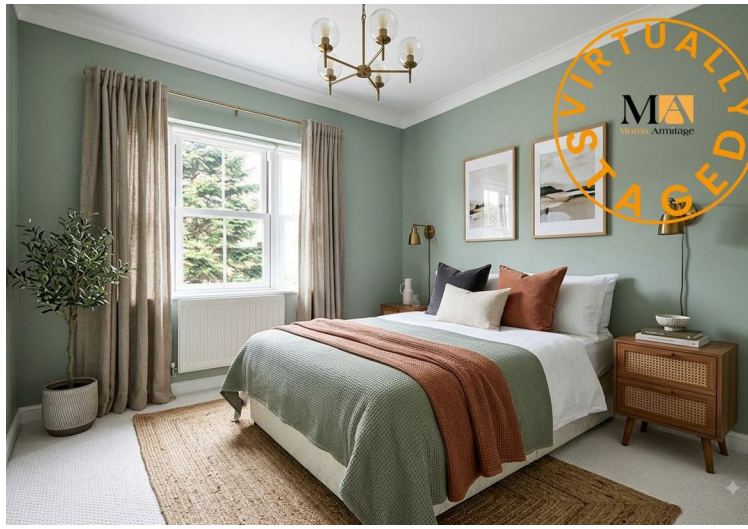




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