



Station Gate, Burwell CB25 0BZ

Guide Price £390,000

MA
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Station Gate, Burwell CB25 0BZ

An exceptional link detached family home on this popular development in the much sought after village of Burwell.

Burwell offers many shops, pubs and restaurants as well as health facilities, a school and a sports centre. Its a thriving community with lots going on whilst remaining seven miles from Cambridge.

The accommodation is spacious throughout including a living room, conservatory, cloakroom, fitted kitchen, gym/office, three bedrooms with ensuite to master and a family bathroom.

Outside there is a well stocked and private rear garden with a decked patio area. To the front is a driveway that provides off road parking and leads to a double garage.

Viewing is strongly recommended.

Entrance Hall

With doors leading to the kitchen, living room and cloakroom. Radiator. Stairs leading to the first floor.

Kitchen

12'6" x 8'11"

Modern Shaker style kitchen with a range of eye and base level cupboards and storage drawers with wooden worktop over. Composite 1 1/3 bowl sink and drainer with mixer tap over. Inset electric hob with attractive glass splashback and extractor over. Integrated eye level oven. Integrated dishwasher and washing machine. Attractive tiled splashbacks. Window to the front aspect. Door leading to the entrance hall.

Living Room

15'11" x 15'9"

Beautifully presented, spacious living room with wooden flooring. Radiator. Door to the understairs storage cupboard. Bi-fold doors leading to the conservatory. Door leading to the entrance hall.

Conservatory

12'1" x 9'7"

Stunning Victorian style conservatory, currently used as a dining room. Tiled flooring. French doors leading to the rear garden. Bi-fold doors leading to the living room.

Cloakroom

Contemporary white suite comprising low level W.C. and handbasin. Obscured window. Door leading to the entrance hall.

First Floor Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to the entrance hall.

Master Bedroom

12'10" x 11'6"

Spacious double bedroom with window to the front aspect. Built-in wardrobes. Radiator. Doors leading to the en suite and landing.

En Suite

Contemporary white suite comprising of low level W.C., handbasin with mixer tap over and walk-in shower cubicle. Attractively tiled. Ladder radiator. Door to the Master bedroom.

Bedroom 2

10'2" x 8'9"

Double bedroom with window to the rear aspect. Radiator. Door leading to the landing.

Bedroom 3

10'2" x 6'11"

Well proportioned bedroom with window to the rear aspect. LVT wood flooring. Radiator. Door leading to the landing.

Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., inset handbasin with mixer tap over and built-in storage under and panelled bath with mixer tap and wall mounted shower over. Attractively tiled. LVT wood flooring. Door leading to the landing.

Gym/Studio/Office

15'10" x 9'3"

Generous space offering a variety of uses. Power and light. Pedestrian door leading to the rear garden.

Double Garage

16'6" x 12'8"

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

Outside - Rear

Charming rear garden with patio area to the rear of the house with French doors leading to the conservatory. Lawned area beyond with a plethora of planting to the borders. Decked seating area to the rear. Pedestrian doors leading to the gym/studio/office and double garage.

Outside - Front

Black paved pathway leading to the front door, with storm porch over. Access to the double garage.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 86 SQM

Parking – Double 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

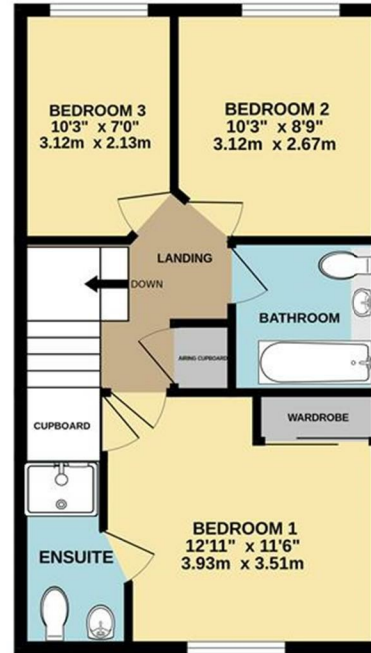
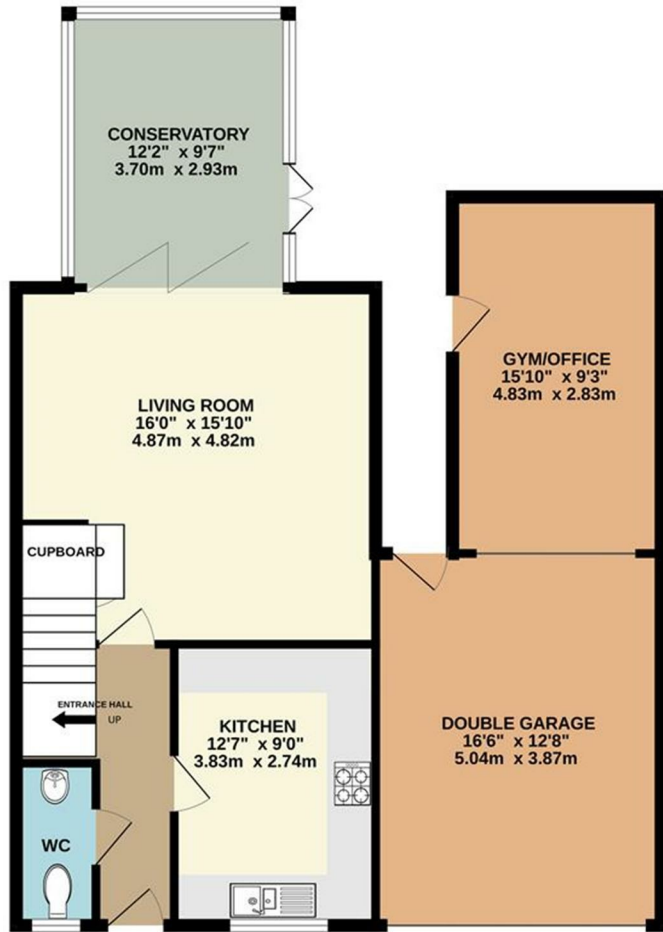
Rights of Way, Easements, Covenants – None that the vendor is aware of

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.

GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.

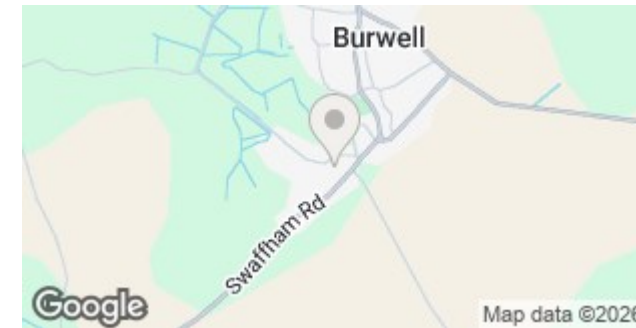
1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1383 sq.ft. (128.5 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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- **Detached House**
- **Beautifully Presented Throughout**
- **Modern Fitted Kitchen**
- **Spacious Living Room**
- **Charming Conservatory**
- **Master Bedroom with En Suite**
- **Two Further Bedrooms**
- **Contemporary Bathroom**
- **Delightful Rear Garden**
- **Viewing Highly Recommended**



Energy Efficiency Rating	
Current	Potential
70	82
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	
England & Wales	EU Directive 2002/91/EC

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

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