



**17 Station Gate**  
**Burwell, Cambridgeshire CB25 0BZ**  
**Guide Price £460,000**

## 17 Station Gate, Burwell, Cambridgeshire CB25 0BZ

Stunning detached family home pleasantly nestled into the corner of a popular cul-de-sac set on the edge of this well-regarded village allowing for superb access to Cambridge and the A14.

Having been comprehensively updated and improved over recent years by the current owners, this delightful and attractive property enjoys some immaculately presented rooms throughout including an entrance hallway, cloakroom, impressively refurbished 25ft kitchen/dining room, utility room, sitting room with French doors to the garden, four bedrooms (with four piece en-suite to the master) and a family bathroom.

Boasting off road parking, detached garage and a generous, established and fully enclosed garden.

Early viewing strongly advised.

EPC (C)

### Accommodation Details

Part glazed front door with storm porch leading through to:

#### Entrance Hall

With staircase rising to the first floor, glazed panel to the front aspect, wood effect flooring, built in storage cupboard, radiator, access and door leading through to:

#### Living Room 18'7" x 12'1" (5.66m x 3.68m)

Dual aspect room with window front and side aspects and French style doors to the side aspect, feature fireplace to the side with stone hearth, surround and mantle, TV aerial connection point, radiator.

#### Kitchen/Dining Room 25'0" x 14'2" (7.62m x 4.32m)

Fitted with a range of eye level and base storage units with worktop surfaces over, inset sink unit with mixer tap over, built in oven, separate four ring gas hob with extractor hood over, space for fridge/freezer, wood effect flooring, ample space for dining table and chairs, cupboard, housing gas fired boiler, radiator, windows to the front and rear aspects, access and door leading through to:

#### Utility Room 7'10" x 6'9" (2.39m x 2.06m)

With matching eye level and base storage units with working top surface over, inset sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer, wood effect flooring, extractor, radiator, window to the rear aspect, part glazed door leading to the rear garden.

#### Cloakroom

Comprising low level WC and wash hand basin set in vanity unit, part tiled walls, wood effect flooring, radiator, window with obscured glass to the front aspect.

#### First Floor Landing

With Velux window to the rear aspect, access to loft space, access and door leading through to:

#### Master Bedroom 14'0" x 12'6" (4.27m x 3.81m)

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

#### En-Suite

With suite comprising panel bath with centre fill mixer taps/shower attachment, corner shower cubicle, wash hand basin and low level WC, part tiled walls, tile effect flooring, underfloor heating, heated towel rail, Velux window to the rear aspect.

#### Bedroom 2 12'0" x 9'5" (3.66m x 2.87m)

With window to the front aspect, radiator.

#### Bedroom 3 10'4" x 8'2" (3.15m x 2.49m)

With window to the front aspect, airing cupboard, radiator.

#### Bedroom 4 8'10" x 8'7" (2.69m x 2.62m)

With window to the side aspect, radiator.

#### Bathroom

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

#### Outside - Front

Block paved frontage allowing off road parking, outside lighting, gated access to rear garden, access to:

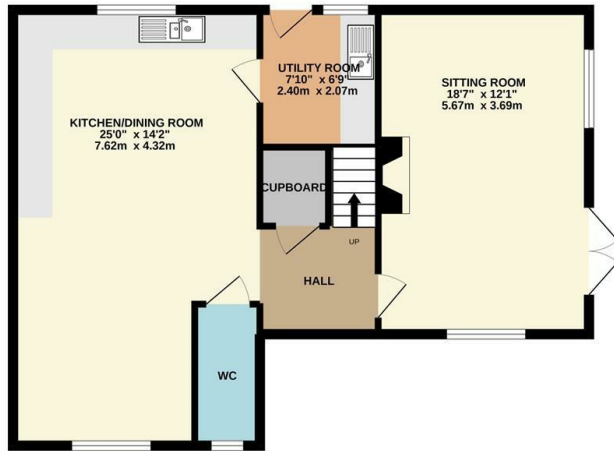
#### Garage

Detached single garage with up and over style door, pedestrian door to the side, power and lighting.

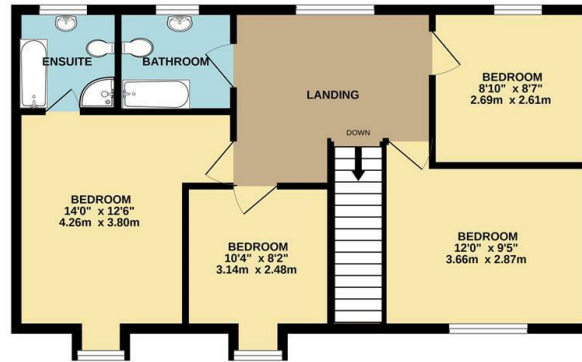
#### Outside - Rear

Fully enclosed rear garden predominantly laid to lawn with borders containing a variety of plants/shrubs, paved patio/seating area.

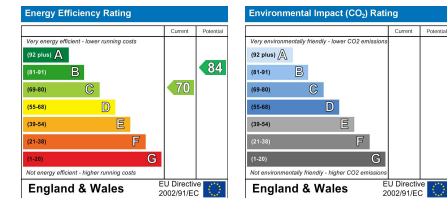
GROUND FLOOR



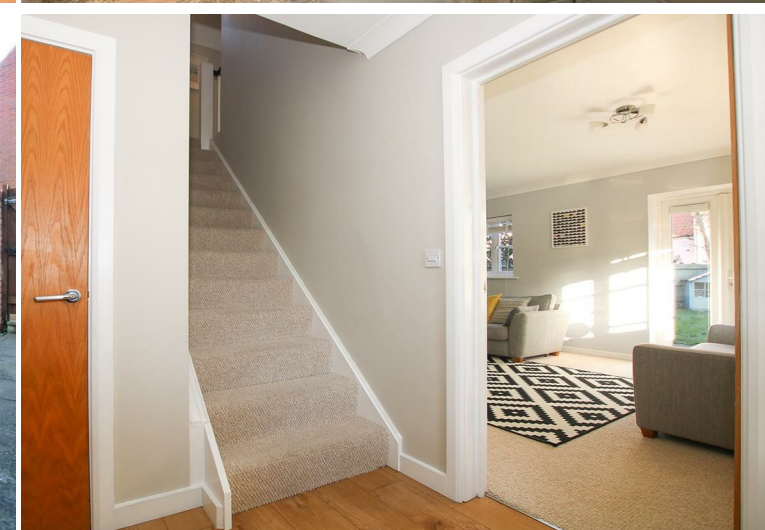
1ST FLOOR



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