



3 Station Gate
Burwell, Cambridgeshire CB25 0BZ
Offers In Excess Of £400,000

3 Station Gate, Burwell, Cambridgeshire CB25 0BZ

An immaculate and EXTENDED link detached family home standing on the edge of this popular and modern residential area and located towards the village outskirts with outstanding access to Cambridge.

Beautifully presented and tastefully decorated, this much loved property enjoys well proportioned rooms throughout comprising to the ground floor an entrance hallway with bamboo flooring, cloakroom, sitting room, office/study (potential to become playroom or possible bedroom 4) and a stunning, high quality fitted kitchen/dining room with vaulted ceiling, breakfast bar and Neff fitted appliances. Enjoying to the first floor, three good size bedrooms with fitted wardrobes to bedroom 1 and 2, an en-suite shower room to bedroom 1 and a family bathroom.

Complete with a fully enclosed, low maintenance SOUTH facing rear garden with decking area and access to single garage with off road parking to front aspect.

Beautiful property, viewings are absolutely essential.

EPC (D)

Accommodation Details

Front door leading through to:

Entrance Hall

With window to the side aspect, staircase rising to the first floor, bamboo flooring, radiator, access and door leading through to:

Sitting Room 10'10" x 16'2" (3.30m x 4.93m)

Dual aspect room with window to the front

aspect and French style doors with glazed panels to the side to the rear aspect, bamboo flooring, feature fireplace to the side, TV aerial connection point, radiator.

Kitchen/Dining Room 14'0" x 18'1" (4.27m x 5.51m)

Re-fitted kitchen with a comprehensive range of quality eye level and base storage units with working top surfaces over, built in appliances to include an electric oven, separate four ring gas hob with extractor hood over and dishwasher, space for fridge/freezer, space and plumbing for washing machine, breakfast bar, ample room for dining table and chairs, tiled flooring, vertical radiator, vaulted ceiling with Velux windows to the ceiling, window to the rear aspect, French style doors with glazed panels to the side to the side aspect.

Office 8'0" x 8'7" (2.44m x 2.62m)

With window to the front aspect, bamboo flooring, telephone connection point, radiator.

Cloakroom 3'7" x 5'9" (1.09m x 1.75m)

Comprising low level WC and wash hand basin, radiator, window with obscured glass to the side aspect.

First Floor Landing

With window to the rear aspect, engineered wood flooring, access to loft space, airing cupboard, access and door leading through to:

Bedroom 1 11'0" x 11'8" (3.35m x 3.56m)

With window to the rear aspect, engineered wood flooring, built in wardrobes, radiator, access and door leading through to:

En-Suite 8'5" x 4'4" (2.57m x 1.32m)

With suite comprising shower cubicle, wash hand

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

Bedroom 2 8'6" x 9'10" (2.59m x 3.00m)

With window to the front aspect, engineered wood flooring, radiator.

Bedroom 3 8'7" x 9'6" (2.62m x 2.90m)

With window to the front aspect, built in wardrobes, engineered wood flooring, radiator.

Bathroom 8'7" x 6'5" (2.62m x 1.96m)

Family bathroom with suite comprising shaped bath with centre fill mixer tap and shower attachment. wash hand basin and low level WC, part tiled walls, wood effect flooring, radiator, window with obscured glass to the rear aspect.

Outside - Front

Small front garden containing a variety of plants/shrubs, gated access to the rear garden, access to:

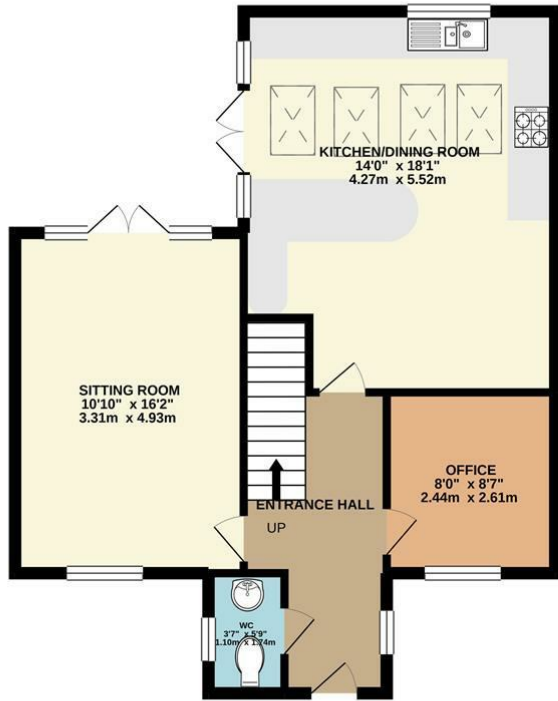
Garage

With up and over style door, power and lighting, pedestrian door to the side leading to the rear garden and off road parking to the front.

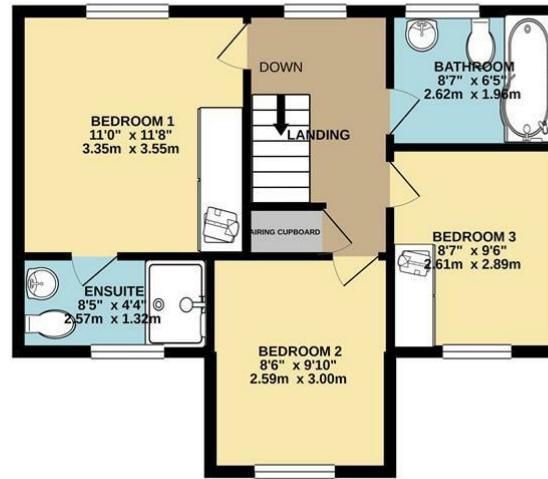
Outside - Rear

Fully enclosed rear garden with faux grass lawn, timber decking, block paved seating area, outside tap, outside lighting.

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

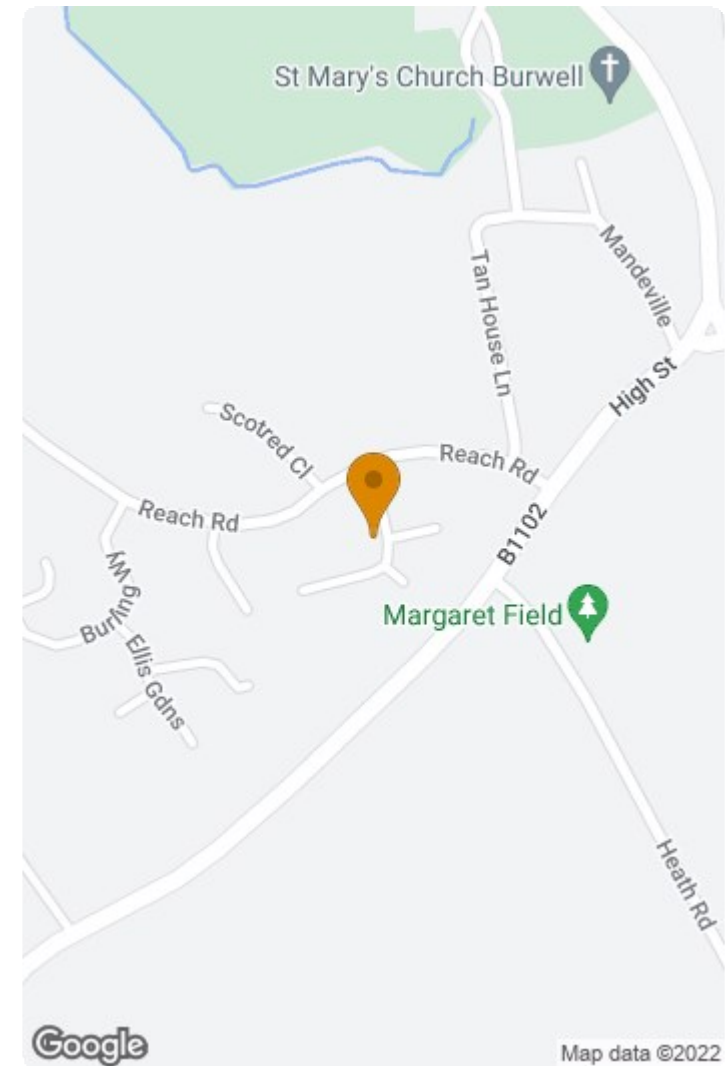


1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Not energy efficient - higher running costs
EU Directive 2002/91/EC
England & Wales

Not environmentally friendly - higher CO₂ emissions
EU Directive 2002/91/EC
England & Wales

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