



**Station Gate**  
**Burwell, Cambridgeshire CB25 0BZ**  
**Guide Price £350,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Station Gate, Burwell, Cambridgeshire CB25 0BZ

An immaculately presented, modern and greatly improved family home forming part of this popular residential development and positioned towards the village outskirts allowing for excellent access to Cambridge.

Offering deceptive, tastefully decorated, well planned and re-configured accommodation throughout, this property enjoys an entrance area leading to a generous sized, re-fitted and well equipped kitchen/dining room, cloakroom, sitting room, four bedrooms (with interlinking bedroom three and four) a four piece en-suite and fitted wardrobes to the master bedroom and a re-fitted four piece family bathroom.

Externally the property offers an integral garage that has been part converted to utility room and a fully enclosed rear garden with patio and decking area.

Outstanding family home offering great value for money.

### EPC (C)

#### Accommodation Details

Front door with storm canopy leading through to:

#### Entrance Hall

Double glazed window to the front aspect, radiator, telephone connection point, laminate flooring, staircase rising to the first floor, door to:

#### Cloakroom

Comprising of low level WC, wash hand basin, laminate floor, radiator and window to the rear aspect.

#### Kitchen/Dining Room

14'11" x 18'2"

Fitted with a range of modern eye level and base storage units with working top surfaces over, inset sink and drainer with mixer tap over, built in oven with hob over and extractor over, space and plumbing for washing machine, space for fridge freezer, tiled splashbacks, tiled floor, space for table and chairs, built in storage cupboard, windows to the front and rear aspects and door to leading out to the rear garden.

#### Sitting Room

7'11" x 18'2"

With hardwood flooring, television connection point, radiator, window to the front aspect and French style doors opening to the rear garden.

#### First Floor Landing

With access and doors to all rooms.

#### Bedroom 1

9'6" x 11'11"

With window to the front aspect, radiator, built in wardrobes and access to:

#### En-Suite

Suite comprising panel sided bath with shower attachment over, pedestal wash hand basin, shower cubicle with built in shower, low level WC, radiator, part tiled walls and window to the rear aspect.

#### Bedroom 2

14'11" x 12'3"

With two window to the front aspect and radiator.

#### Bedroom 3

7'7" x 8'7"

With window to the front aspect and radiator.

#### Bedroom 4

9'8" x 9'8"

With window to the rear aspect and radiator.

#### Bathroom

Refitted suite comprising tile sided bath, wall hung wash hand basin with storage under, low level WC, part tiled walls, chrome ladder style towel rail and window to the rear aspect.

#### Outside - Front

Small frontage, laid to shingle and enclosed by wrought iron fencing, pathway to the front door.

#### Garage

8'1x18'5

With up and over door.

#### Outside - Rear

Enclosed garden with patio seating area, flower bed and remainder laid to lawn.

#### PROPERTY INFORMATION

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Terraced

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 94 SQM

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

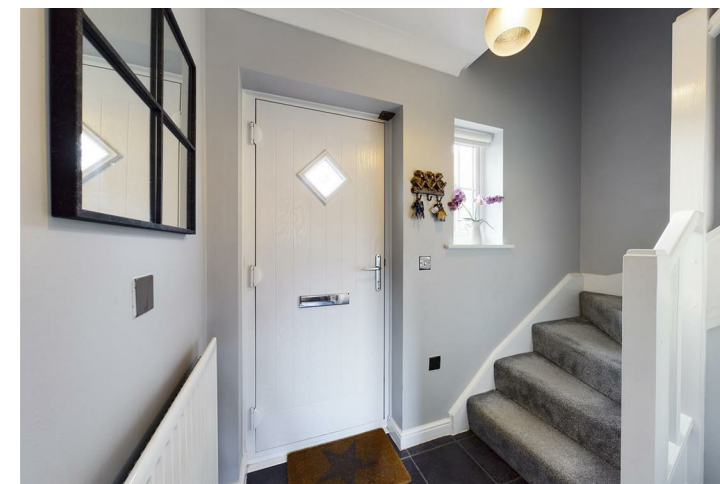
Broadband Connected - TBC

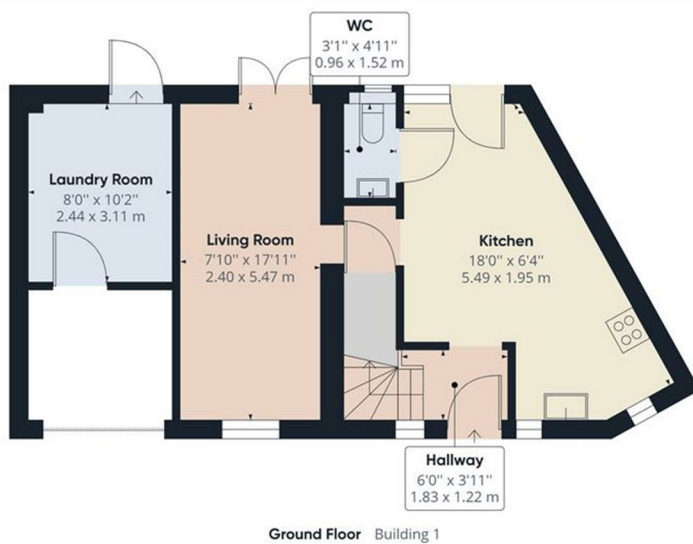
Broadband Type – Ultrafast available,

1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

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





Ground Floor Building 1



Floor 1 Building 1



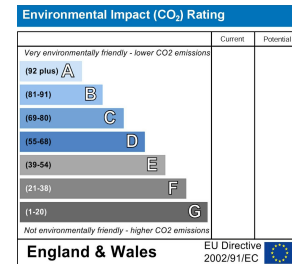
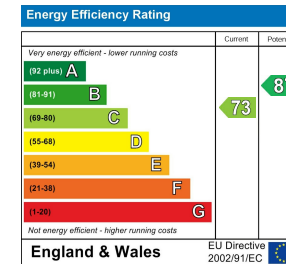
Approximate total area<sup>(1)</sup>

1008.72 ft<sup>2</sup>  
93.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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