



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

MA
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33 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

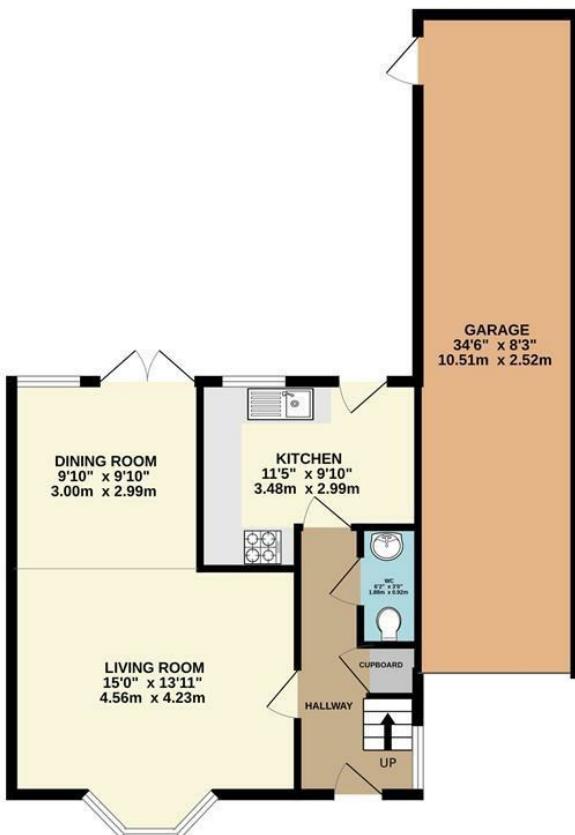
Broadband Connected - TBC

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.

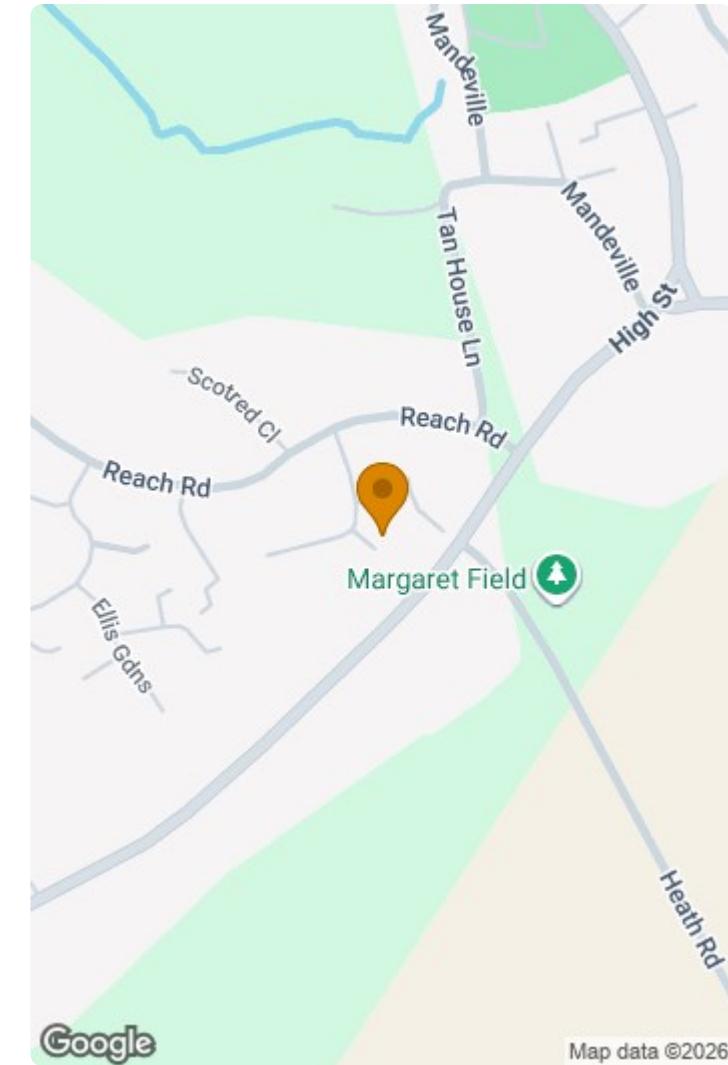


33 STATION GATE

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

Whilst every attempt has been made to ensure the accuracy of the property particulars, 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		Current	Potential
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	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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