



**Bayfield Drive, Burwell CB25 0JE**

**Guide Price £260,000**

## Bayfield Drive, Burwell CB25 0JE

A delightful terraced home in a quiet cul de sac location that has been modernised throughout and benefits from off road parking and a garage. The property is situated in the popular village of Burwell that offers several shops, pubs and restaurants, a health centre, primary school and plenty of sports facilities. Its a short commute to Cambridge and would make an ideal first time purchase.

The accommodation comprises of a living room, kitchen/diner, two bedrooms and two bathrooms (one ensuite). Outside the rear garden is fully enclosed and has a decked area and is set in mature flower and shrub borders.

Must be seen to be fully appreciated.

### Entrance Porch

With door leading to the lounge.

### Kitchen 12'5" x 9'10" (3.80m x 3.00m)

A range of high gloss eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated oven with gas hob and stainless steel chimney extractor above. Space and plumbing for washing machine. Attractively tiled splashbacks. Space for fridge/freezer. Tiled flooring. Radiator. Window to the rear aspect. Glazed doors leading to rear garden and lounge.

### Lounge 15'8" x 9'6" (4.80m x 2.90m)

Well presented living room with window to the front aspect. Wood flooring. Radiator. Built-in under stair storage cupboard. Stairs leading to the landing. Glazed doors to the entrance porch and the kitchen.

### Landing

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

### Bedroom 1 10'2" x 10'2" (3.10m x 3.10m)

Well presented double bedroom with dual windows to the rear aspect. Built-in wardrobes. Radiator. Door to the en suite and landing.

### En Suite 6'6" x 3'7" (2.00m x 1.10m)

Contemporary white suite comprising low level W.C., inset handbasin with mixer tap over and shower cubicle. Attractively tiled. Velux window. Door leading to Bedroom 1.

### Bedroom 2 12'5" x 6'6" (3.80m x 2.00m)

Well proportioned bedroom with dual windows to the front aspect. Radiator. Door to the landing.

### Bathroom 9'10" x 4'11" (3.00m x 1.50m)

Contemporary white suite comprising low level W.C., pedestal handbasin with mixer tap over, panelled bath with mixer tap and wall mounted shower over. Attractively tiled. Velux window. Radiator. Door leading to the landing.

### Outside - Front

Block paved area leading to the front door with storm porch over. Providing off road parking.

### Garage en bloc 16'4" x 8'10" (5.00m x 2.70m)

With up and over door. Off road parking available in front.

### Outside - Rear

Patio area to the rear of the house with door to the kitchen. Raised lawn area, flanked by raised beds, planted with a variety of shrubs. Further paved seating area to the rear of the garden.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 60 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 1000Mbps download, 100Mbps upload

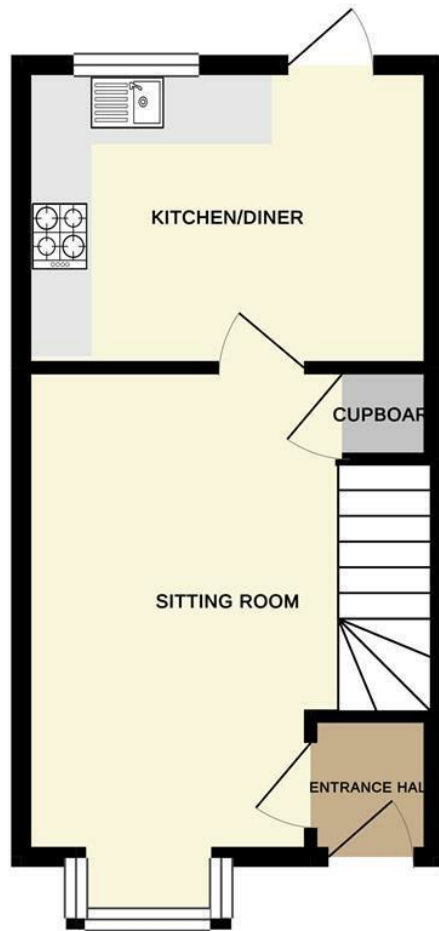
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

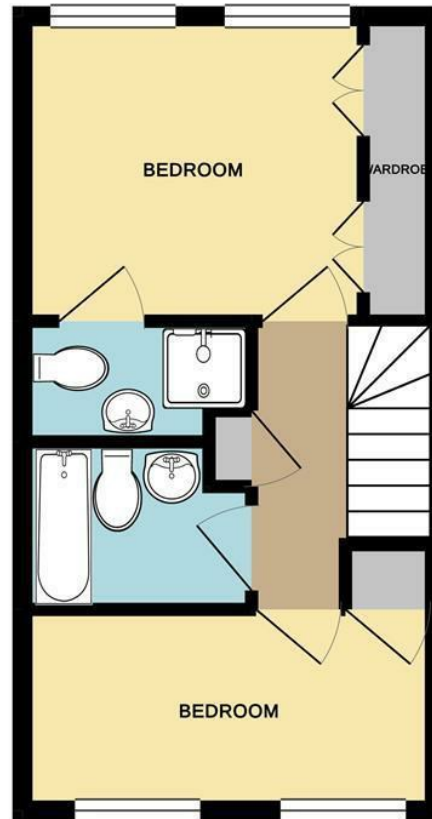
### Location

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 289 sq. ft.  
( 26.9 sq. m. )

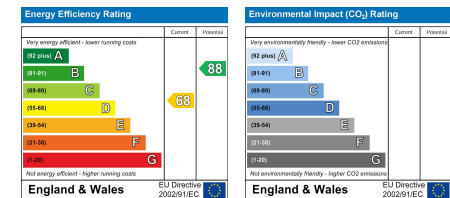
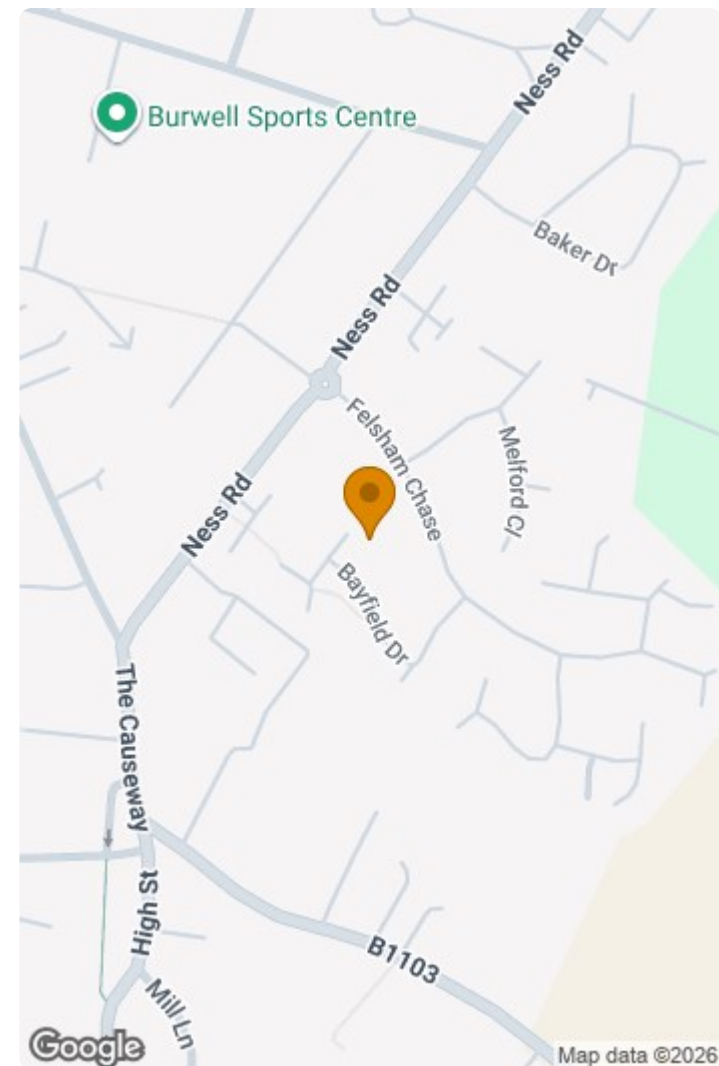


1ST FLOOR 282 sq. ft.  
( 26.2 sq. m. )



TOTAL FLOOR AREA : 572 sq. ft. ( 53.1 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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