



**Bayfield Drive**  
**Burwell, CB25 0JE**  
**Guide Price £285,000**



## Bayfield Drive, Burwell, CB25 0JE

A superb end terraced home that has been extended recently and has been meticulously refurbished throughout in this quiet cul de sac location in the popular village of Burwell.

Burwell is a large village with many amenities including shops, pubs/restaurants, health facilities, schools and sports facilities. The property is well positioned and has a cut through leading out to the centre of the village. Burwell is also well located for access to Cambridge and Newmarket.

The accommodation is immaculate throughout with a living room, refitted kitchen, an extension that offers flexibility and is currently used as a dining room and utility room with bi-fold doors out on to the garden, two good sized bedrooms with ensuite to master and a family bathroom.

Outside, the rear garden is fully enclosed and very private. To the front there is a small garden, garage with a driveway providing off road parking for two cars.

Really must be seen to be fully appreciated.

### About Burwell:

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.

### Entrance Hall

With door through to the:

### Lounge 14'6" x 12'4" (4.43 x 3.76)

Good sized lounge with TV connection point, laid wooden style flooring, radiator, staircase rising to the first floor with storage cupboard under and window to the front aspect. Door through to the:

### Kitchen 11'10" x 8'5" (3.62 x 2.58)

Modern kitchen fitted with a range of eye and base level matt cupboards and working surfaces over, inset sink and

drainer with mixer tap over, induction hob with extractor hood above, integrated oven, microwave, fridge/freezer and dishwasher. Laid wooden style flooring, pendant lighting, radiator and opening through to the:

### Dining Room 10'7" x 8'4" (3.25 x 2.56)

Laid wooden style flooring, radiator, space and plumbing for a washing machine and tumble dryer, skylight, window to the side aspect and bi-folding doors out to the rear garden.

### First Floor Landing

With access to the airing cupboard.

### Bedroom 1 10'1" x 8'10" (3.09 x 2.71)

Double bedroom with built-in wardrobes, access to loft space, radiator, dual aspect window to the rear. Door through to the:

### Ensuite 6'7" x 3'4" (2.01 x 1.02)

Low level WC, hand basin, walk-in shower, tiled walls and flooring, radiator and skylight.

### Bedroom 2 12'3" x 6'2" (3.75 x 1.88)

With radiator and dual aspect window to the front.

### Bathroom 6'7" x 4'7" (2.01 x 1.40)

Three piece bathroom suite comprising a low level WC, hand basin with vanity

cupboard under, panelled bath with wall mounted shower head, radiator, wall mounted LED mirror and skylight.

### Outside - Rear

Fully enclosed rear garden mostly laid to lawn with decked area. Side pedestrian gate.

### Outside - Front

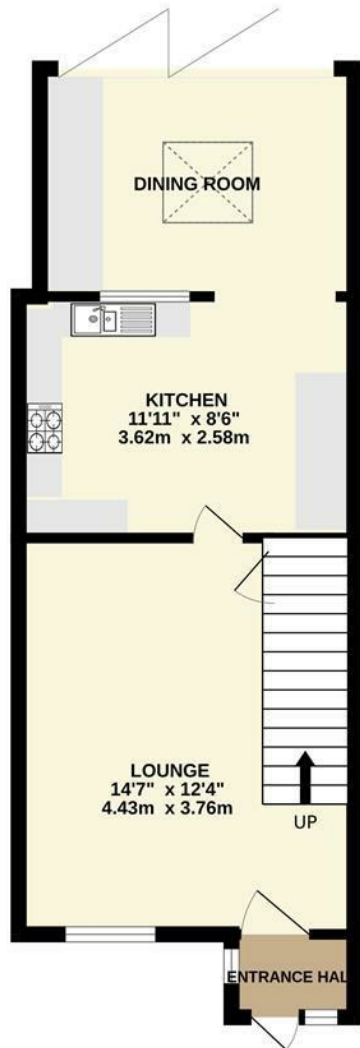
Laid to lawn frontage with shingle pathway leading up to the front entrance.

### Property Information:

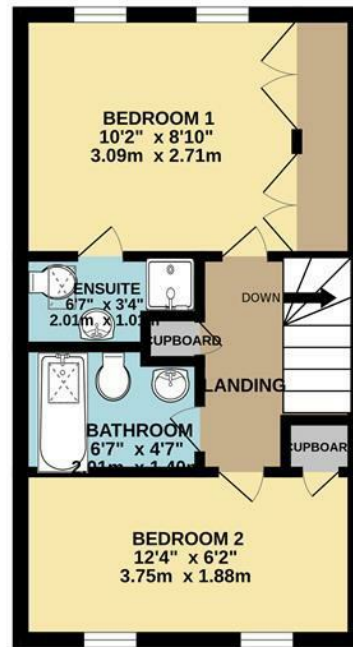
EPC - C  
Tenure - Freehold  
Council Tax Band - C (East Cambs)  
Property Type - End-Terrace House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 52 SQM  
Parking – Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - tbc  
Broadband Type – Ultrafast 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



GROUND FLOOR

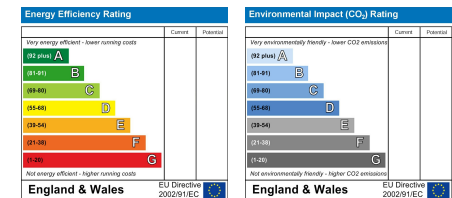


1ST FLOOR



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 is given as to their operability or efficiency can be given.

Made with Metropix ©2025



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.



