



**Baker Drive, Burwell**  
**Cambridgeshire CB25 0AB**  
**Guide Price £650,000**



## Baker Drive, Burwell, Cambridgeshire CB25 0AB

A superb modern and detached family home set within this quiet and peaceful area and located in this thriving and well served village.

Incredibly deceptive and offering substantial accommodation arranged over two floors, this property boasts some lovely open plan living including impressive kitchen/dining/family room, study, four truly good size bedrooms, en-suite to master and family bathroom. Benefiting from gas heating and double glazing.

A delightful fully enclosed rear garden and parking facilities.

### 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 laid wooden flooring, staircase rising to the first floor and double door through to the:

### Kitchen/Diner

42'4" x 16'5"

Vaulted ceiling kitchen fitted with a range of matching eye and base level storage units and granite working surfaces over, undermounted stainless steel sink with mixer tap over. Kitchen island with integrated induction hob with modern extractor, integrated oven, microwave and dishwasher. Space and plumbing for a American style fridge/freezer. Laid wooden style flooring, underfloor heating throughout, four Velux windows and window to the front aspect.

Opening through to a spacious living room area with TV connection point and French doors out to the rear garden.

### Bathroom

10'2" x 7'6"

Four piece suite comprising a concealed WC, hand basin, walk-in shower cubicle with glass screen, panelled bath with hand-held shower attachment, tiled walls, wooden flooring, heated towel rail, underfloor heating and obscured window to the rear aspect.

### Bedroom 3

19'0" x 11'9"

Double bedroom with fitted sliding door wardrobes, underfloor heating, French doors out to the rear garden and door through to the:

### Ensuite

6'11" x 4'11"

Three piece suite comprising a concealed WC, pedestal hand basin, enclosed shower cubicle, tiled walls and flooring, heated towel rail, underfloor heating and obscured window to the rear aspect.

### Bedroom 4

Double bedroom with underfloor heating and window to the front aspect.

### Study

6'6" x 6'5"

With laid wooden flooring, underfloor heating and window to the front aspect.

### First Floor Landing

With ample eaves storage and Velux window.

### Bedroom 1

30'6" x 13'9"

Substantial sized bedroom with radiator, large featured windows to the rear aspect overlooking the garden.

### Bedroom 2

29'6" x 15'1"

Substantial sized bedroom with radiator, large featured windows to the rear aspect overlooking the garden.

### Bathroom

Three piece suite comprising a concealed WC, hand basin with vanity cupboards under, enclosed shower cubicle, tiled walls and flooring, heated towel rail and Velux window.

### Outside - Rear

Enclosed rear garden with sizeable paved patio seating area, variety of thriving plants, outdoor lighting and tap.

### Garage

18'3" x 9'9"

With power and lighting.

### Outside - Front

Extensive gravelled driveway creating ample off-road parking. Side pedestrian gate.

### Property Information:

Maintenance fee - N/A

EPC - B

Tenure - Freehold

Council Tax Band - E East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Metre -194 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas & Underfloor heating downstairs

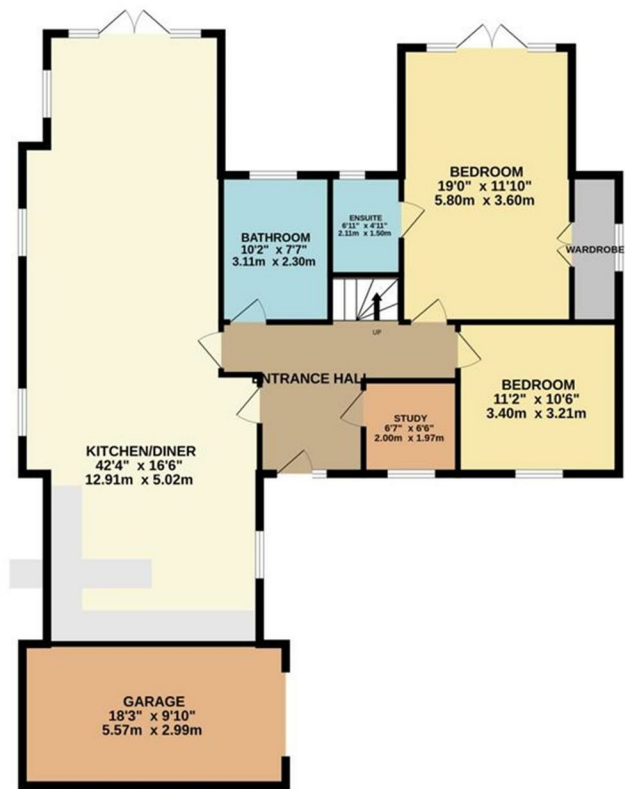
Broadband Connected - TBC

Broadband Type – Superfast available, 80Mbps download, 20Mbps upload

Mobile Signal/Coverage – Ofcom suggest limited

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

GROUND FLOOR  
1438 sq.ft. (133.6 sq.m.) approx.

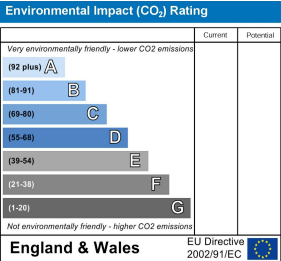
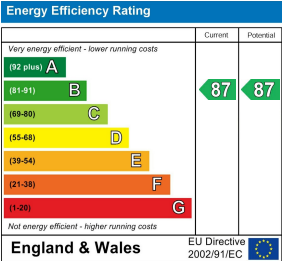


1ST FLOOR  
1085 sq.ft. (100.8 sq.m.) approx.



TOTAL FLOOR AREA : 2523 sq.ft. (234.4 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.  
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 from them. 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.







