



**Bayfield Drive, Burwell
Cambridge, CB25 0JE
Offers Over £350,000**

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An inviting, well presented family home set within this popular development and located in sought after Burwell.

Modernised by the current owners, accommodation includes entrance porch, dining room with new flooring, downstairs cloakroom, fitted kitchen, living room featuring a beautiful bay window and doors opening to the garden, master bedroom with refitted ensuite shower room, 2 further bedrooms and refitted family bathroom.

Further improvements include that all Artex ceilings have been over skimmed and the stairs have been modified with a glass panelling system, giving the home a contemporary and modern finish.

Complete with delightful, recently landscaped rear garden to include new decking and raised beds, garage and parking.

Viewing is essential to appreciate.

Entrance Hall

Front door leading to:

Dining Room

13'9" x 10'9"

Wooden flooring with access to stairs. Internal doors leading to kitchen, living room, WC and storage cupboards. Window to side aspect.

Kitchen

11'1" x 6'11"

Fitted with a range of matching eye and base level units with work top over. Integrated stainless steel sink with mixer tap and drainage board. Integrated oven with hob. Space for white goods. Window to front. External door to side aspect.

WC

WC with handwash basin, window to side aspect.

Living Room

Wooden floors with beautiful bay window looking out to the rear aspect. External french doors to rear garden.

Bedroom 1

Built-in storage cupboard. Internal door to ensuite. Window to front aspect.

Ensuite

Suite comprising of shower enclosure with tiled walls, WC and handwash basin. Window to side aspect.

Bedroom 2

Built-in storage cupboard. Window to rear aspect.

Bedroom 3

Built-in storage cupboard. Window to rear aspect.

Bathroom

Suite comprising of panelled bath with wall-mounted taps, WC and handwash basin. Ladder style towel rail. Window to side aspect.

Garage

17'2" x 8'7"

Roller garage door with access from driveway. External side door leading to rear garden.

Outside Front

Astro lawn with well-kept mature shrubberies in flower beds. Two small steps leading to front door. Gravel driveway leading to garage with electric door. EV charging point.

Outside Rear

Patio leading from rear of house with areas of gravel, lawn, decking and a summer house. The garden is well maintained with raised beds of mature shrubs. The side door of the garage can be accessed from the garden.

Property Information

EPC - TBC

Tenure - Freehold

Council Tax Band - D (East Cambridgeshire)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

SQM: 85 square metres

Parking – Driveway & 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 likely on all networks

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

Location

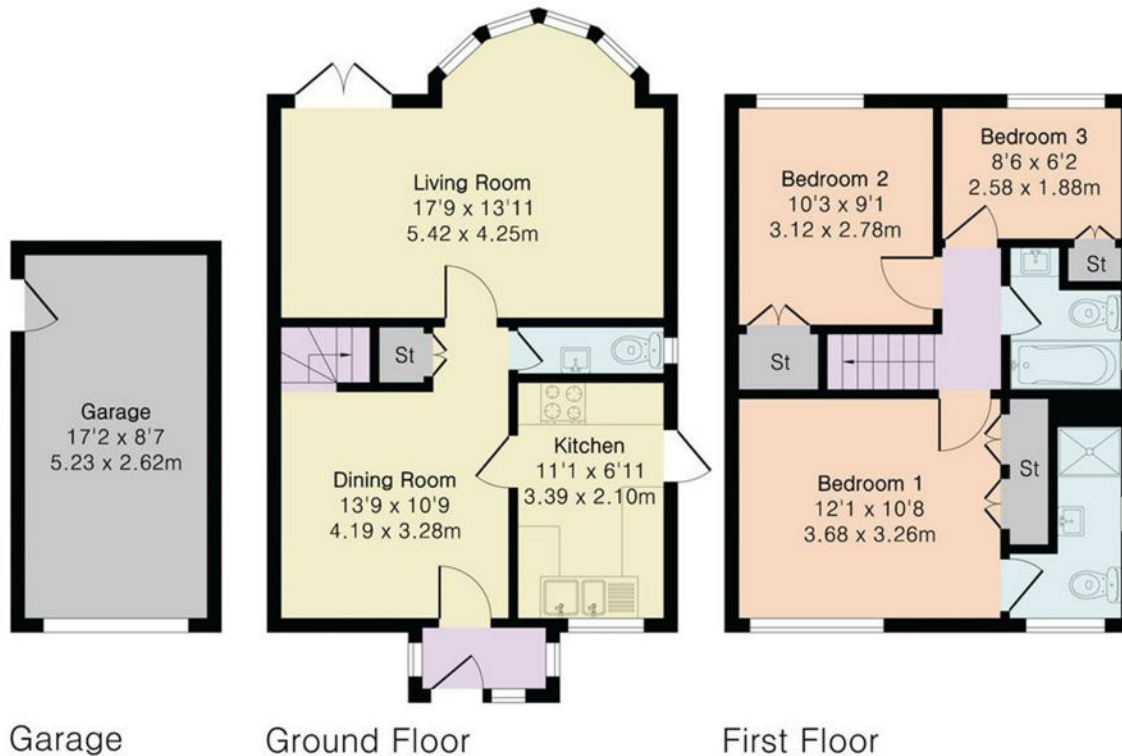
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village 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.

**Approximate Gross Internal Area 917 sq ft - 85 sq m
(Excluding Garage)**

Ground Floor Area 482 sq ft – 45 sq m

First Floor Area 435 sq ft – 40 sq m

Garage Area 148 sq ft – 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



- Sought After Village Location
- Well Presented Throughout
- Updated and Modernised
- Ensuite to Master Bedroom
- Beautifully Landscaped Garden
- Enclosed Garden
- Offroad Parking
- Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
(12-15) A			
(8-11) B			
(6-7) C			
(4-5) D			
(3-4) E			
(2-3) F			
(1-2) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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