



**Bayfield Drive, Burwell
Cambridge, CB25 0JE
Offers In Excess Of £335,000**

Bayfield Drive, Cambridge, CB25 0JE

A superbly presented three-bedroom detached home, centrally located on a popular residential development in the sought-after and well-served village of Burwell.

This charming property in Burwell, Cambridgeshire, offers a perfect blend of village life with modern conveniences. Excellent commuter links to Cambridge and London, highly regarded local schools, and a strong community make it an ideal location. Nearby amenities include shops, cafes, and recreational facilities, all within easy reach.

The accommodation comprises an entrance porch, cloakroom, open-plan living/dining room with double doors leading into the delightful rear garden, kitchen, three bedrooms (including a refitted ensuite to the main bedroom), and a family bathroom. The property benefits from gas-fired central heating and double-glazed windows throughout, filling

Entrance Hall

Entrance porch with doors leading to cloakroom and living/dining room.

Cloakroom

White suite comprising low level W.C. and hand basin. Obscured window.

Kitchen

A range of eye and base level cupboards with work top over. Stainless steel 1 1/4 bowl sink with drainer and mixer tap over. Space and connection for range style cooker, stainless steel extractor over. Space and plumbing for dishwasher and washing machine. Attractively tiled throughout working areas. Tiled flooring. Large window overlooking rear aspect. Door leading to living/dining room.

Living/Dining Room

Spacious, L-shaped living/dining room with wood effect flooring throughout. Windows overlooking front and side aspects, French doors with windows either side leading to rear garden. Stairs to first floor. Built-in under stair cupboard. Radiators. Doors to entrance hall and kitchen.

Landing

Doors leading to all bedrooms and bathroom. Stairs to ground floor.

Bedroom 1

Generous double bedroom with window overlooking front aspect. Built-in wardrobe. Doors leading to en suite and landing. Radiator.

En Suite

Modern white suite comprising low level W.C., hand basin with mixer tap over and built-in vanity unit under and walk-in shower cubicle with wall mounted shower. Panelled throughout wet areas. Vinyl flooring. Ladder style radiator. Obscured window. Door leading to bedroom 1.

Bedroom 2

Spacious double bedroom with large window overlooking rear aspect. Built-in wardrobe. Radiator. Door to landing. Loft hatch.

Bedroom 3

Single bedroom with window overlooking rear aspect. Built-in wardrobe. Radiator. Door leading to landing.

Bathroom

Modern white suite comprising low level W.C., hand basin and panelled bath with mixer tap and wall mounted shower attachment over. Obscured window. Tiled throughout wet areas. Vinyl flooring. Door leading to landing.

Outside - Front

Spacious gravel driveway leading to

garage. Front lawn area with shrub planting to the boundary.

Outside - Rear

Enclosed rear garden mainly laid to lawn with mature tree planting to boundaries. Decking area leading from rear of the house. Studio outbuilding with power and light.. Door to garage.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please

refer to the floorplan

Square Meters - 83 SQM

Parking – Driveway & 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 – Good

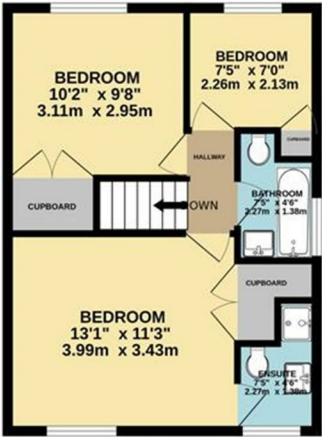
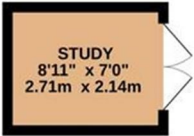
Rights of Way, Easements,

Covenants – None that the vendor is aware of

Location - What 3 Words -

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1 BAYFIELD DRIVE

TOTAL FLOOR AREA: 1070 sq.ft. (99.4 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.
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- Detached Family House
- Spacious Living/Dining Room
- 3 Bedrooms (en suite to Master)
- Enclosed Rear Garden
- Driveway & Garage
- Sought After Village Location
- Viewing Highly Recommended



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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