

Bayfield Drive, Burwell

Pocock + Shaw

37 Bayfield Drive
Burwell
Cambridge
Cambridgeshire
CB25 0JE

Sleek and stylish, this superbly presented open plan mid terraced house is an absolute gem! A wonderful opportunity to purchase a contemporary home, generous master bedroom with walk in wardrobe, further bedroom and modern fitted shower room, low maintenance landscaped garden, garage and parking. EPC: C

Guide Price £260,000









Location Burwell is situated in pleasant countryside approximately eleven miles north east of the university city of Cambridge and some four and a half miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses and there is an excellent range of facilities including a primary school, doctors surgery, dentist, various shops, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which interconnects with many of the regions traffic routes, principally the M11 motorway to London and the A11 to the east. There is a regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

Accommodation

Porch With an entrance door, window to front and side side, LVT flooring, door to:

Open Plan Living Room 4.18m (13'8") x 3.75m (12'4") With a window to front aspect, double radiator, LVT flooring, recessed spotlights with dimmer control, stairs rising to the first floor, wonderful fitted understairs fitted storage and cupboard, TV connection point, open plan to:

Kitchen Area 3.75m (12'4") x 3.01m (9'11") Fitted with a matching range of base and eye level units with worktop space over, sink unit composite sink unit with single drainer, mixer tap and tiled surround, built-in, plumbing for dishwasher, space for fridge, fridge/freezer and dishwasher, electric point for cooker, fitted fan assisted oven, built-in four ring ceramic hob with pull out extractor hood over, LVT flooring, door to:

First floor landing With a cupboard housing the wall mounted gas fired boiler, doors to:

Bedroom 1 3.75m (12'4") x 2.72m (8'11") With two windows to rear aspect, decorative fitted wall panelling, radiator, fitted carpet, access to loft space, door to walk in wardrobe with useful hanging rails and plenty of storage space, skylight window.

Conservatory 2.93m (9'7") x 2.16m (7'1")
With two windows to rear, two windows to side, window to front, radiator, double door opening to the rear garden and patio area.

Bathroom Fitted with a three piece suite comprising bath with glass screen, waterfall fitted shower head, hand shower attachment above, tiled surround, wash hand basin in vanity unit with tiled splashbacks, low level WC, heated towel rail, skylight.

Bedroom 2 3.74m (12'3") x 1.63m (5'4") With two windows to front aspect, radiator, fitted carpet.

Outside The house has a front garden laid mainly to lawn with a pathway to the front door. The enclosed rear garden is laid to lawn with a patio area, raised planters, shingle & shrub borders, water butt.
Single garage with up and over door situated in the garage block beside the home, with off road parking for two cars in front.

Agents' note Some images in this listing have been digitally enhanced or altered using artificial intelligence (AI) for presentation purposes. The underlying property and its permanent structural features remain as photographed.

Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected.
The property is not in a conservation area and is in a low flood risk area.
The property has a registered title.
Internet connection, basic: 17Mbps, Superfast 66Mbps, Ultrafast: 1800Mbps.
Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax B East Cambridgeshire District Council

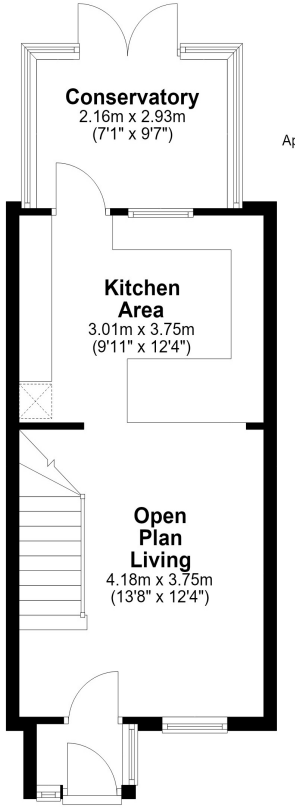
Viewing By Arrangement with Pocock + Shaw PBS







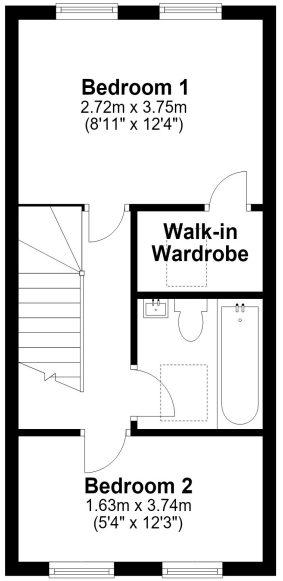




Total area: approx. 64.2 sq. metres (691.3 sq. feet)

Ground Floor
Approx. 35.3 sq. metres (379.8 sq. feet)

First Floor
Approx. 28.9 sq. metres (311.6 sq. feet)









Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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