



Bayfield Drive Burwell Cambridgeshire

Pocock + Shaw

5 Bayfield Drive
Burwell
Cambridge
Cambridgeshire
CB25 0JE

Conveniently situated modern detached house in a fabulous residential village location. Three bedrooms, 1 en suite shower room, family bathroom and ground floor cloakroom plus a delightful landscaped rear garden, garage, driveway and parking. EPC:D

Asking Price £345,000



Burwell is situated in pleasant countryside approximately eleven miles northeast 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 catering for everyday requirements, 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 and Cambridge North into London Liverpool Street and King Cross Stations.

This ideally positioned and very well presented detached family home is pleasantly located within a highly desirable village setting nearby excellent village shops, amenities and schools. Benefiting from an attractive 'L' shaped sitting room/diner, a modern fitted kitchen, ground floor cloakroom and with three bedrooms, ensuite shower room to the master, plus a family bathroom, lots of storage space, complimented by a delightful enclosed landscaped rear garden, driveway, parking and a garage. With a gas fired radiator heating system and uPVC windows and doors, in detail, the accommodation includes:-

Ground Floor

Entrance Hall

With an entrance door, windows to front and side, space for shoes and coats, doors to:

Cloakroom

Fitted with a two piece suite comprising, pedestal wash hand basin with taps, tiled splashback, low-level WC, with a window to front aspect, radiator.

Sitting Room 5.41m (17'9") x 4.34m (14'3")

An attractive light and airy 'L' shaped room, with a window to front aspect, understairs storage cupboard, radiator, stairs rising to first floor, open plan to:

Dining Area 2.96m (9'9") x 2.90m (9'6")

With large sliding patio doors leading to the rear garden, radiator.

Kitchen 2.96m (9'9") x 2.41m (7'11")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, wall mounted gas radiator heating boiler serving heating system and domestic hot water with heating timer control, fitted electric oven, built-in four ring gas hob with extractor hood over, plumbing for washing machine, space for fridge/freezer and dishwasher, with a window to rear aspect, ceramic tiled flooring, door to side leading to the driveway and garage area.

First Floor

Landing

Carpeted flooring, radiator.

Bedroom 1 3.89m (12'9") x 3.51m (11'6")

With a window to front aspect, radiator, spacious double door wardrobe, housing the hot water cylinder.

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure with shower over and folding glass screen, wash hand basin in vanity unit with storage under, mixer tap, tiled surround, low-level WC and heated towel rail, extractor fan, wall mounted mirror, with a window to front aspect

Bedroom 2 3.09m (10'2") x 3.07m (10'1")

With a window to rear aspect, radiator, double door overstairs storage cupboard, access to loft space.

Bedroom 3 2.30m (7'7") x 2.12m (6'11")

With a window to rear aspect, radiator, storage cupboard.

Family Bathroom

Fitted with three piece suite comprising bath with hand shower attachment over and mixer tap, wash hand basin in vanity unit with storage under, mixer tap, tiled surround, low-level WC, heated towel rail, wall mounted mirror, with a window to side aspect.



Garage

With an up and over door, power and light connected, pedestrian door leading to rear garden.

Outside

The property is set behind a grassed lawn and approached via a gravel pathway leading to the front door and garage, with ample off road parking. The beautifully tended fully enclosed rear garden is laid mainly to lawn and gravel, planed with an array of trees and border planting, lovely patio area for outside enjoyment.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

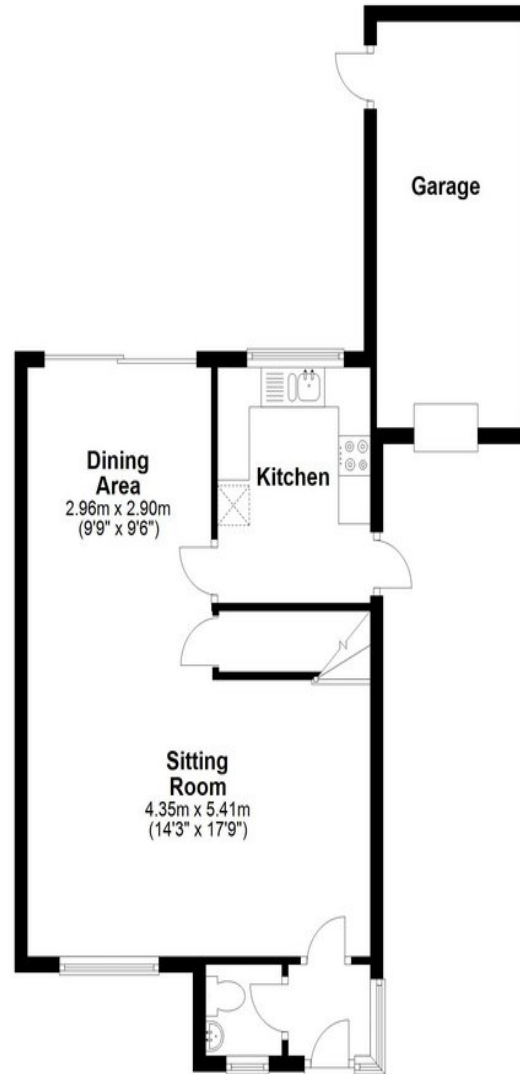
Council Tax Band: D

East Cambridgeshire District Council

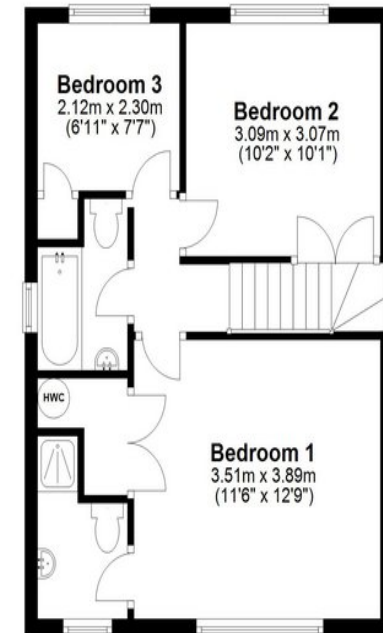
Viewing: Strictly by prior arrangement with Pocock + Shaw. KS



Ground Floor



First Floor



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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