



Bayfield Drive, Burwell

Pocock + Shaw

35 Bayfield Drive
Burwell
CB25 0JE

A very smart 2 bedroom modern terrace house attractively positioned in a desirable cul de sac location.

Open plan ground floor with a sitting room, kitchen with dining area, master bedroom with walk in wardrobe, enclosed garden, garage and off road parking.

No Chain EPC: C

Guide Price £240,000



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 catering for everyday requirements, Anglican and non conformist churches, post office, 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.

With the benefit of UPVC double glazing and a gas fired heating system in detail the accommodation includes:-

Ground Floor

Porch

With an entrance door, window to the front & side, door to:

Sitting Room 4.38m (14'4") max x 3.75m (12'4")

With a window to the front, staircase to the first floor, under stair storage cupboard, radiator and opening too:-

Kitchen/Diner 3.75m (12'4") x 2.69m (8'10")
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, wall mounted gas fired boiler, window to the rear, door to the garden, radiator.

First Floor

Landing

Airing cupboard with hot water cylinder, radiator.

Bedroom 1 3.75m (12'4") x 2.74m (9')
With a window to the rear, radiator, walk in wardrobe.

Bedroom 2 3.75m (12'4") x 1.62m (5'4")
With two windows to the front, radiator.

Bathroom

Fitted with a three piece suite comprising of a bath with independent shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surrounds, radiator/towel rail, Velux skylight.

Outside

The house has a front garden laid to lawn with a brick path to the front door. The enclosed rear garden is laid to lawn with patio and shrub borders.

Single garage with up and over door situated in the garage block opposite the house with off road parking for two cars in front.



Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area.

The property is in a low flood risk area.

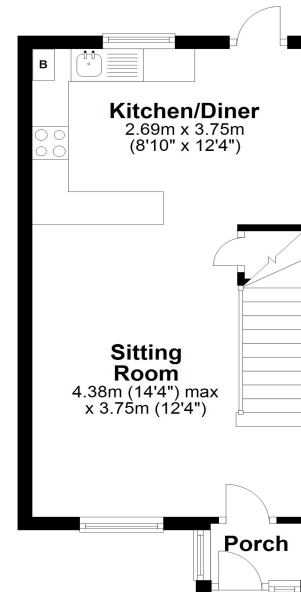
Council Tax Band: B East Cambs District Council

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



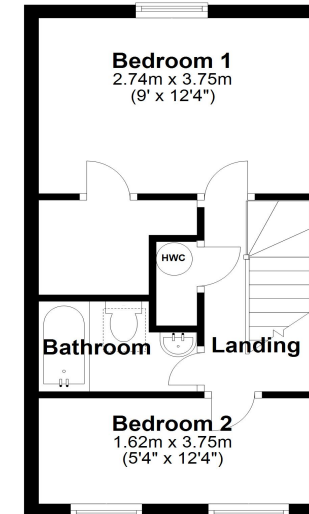
Ground Floor

Approx. 28.1 sq. metres (302.5 sq. feet)



First Floor

Approx. 28.2 sq. metres (304.0 sq. feet)



Total area: approx. 56.4 sq. metres (606.6 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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