



Bayfield Drive
Burwell, Cambridgeshire CB25 0JE
Guide Price £525,000

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A superbly presented modern and detached family home located on a corner plot, standing on the edge of this popular development and enjoying a sizeable south west facing partly walled garden.

This property has been cleverly reconfigured to offer an appealing mix of rooms with open plan living and offers an impressive refitted kitchen/dining room, sitting room, study, cloakroom, utility room, four generous size bedrooms (two ensuite) and a family bathroom. Benefiting from gas heating and double glazing.

Externally the property offers gravelled driveway, garaging and a lovely fully enclosed garden.

Superb family home – viewing recommended.

EPC - C

Council Tax - E

Entrance Hall

Glazed double height window. Wood laminate flooring. Door leading to WC, Study, Sitting Room, Kitchen/Diner.

Study 8'10" x 5'6" (2.7 x 1.7)

Wood laminate flooring. Window to front aspect.

WC

White suite comprising of WC, ceramic sink with stainless steel mixer tap, vanity unit fitted under. Radiator.

Sitting Room 14'1" x 11'9" (4.3 x 3.6)

Spacious and light sitting room with bay window and side double height window overlooking the rear garden.

Open Plan Kitchen/Diner 19'0" x 18'0" (5.8 x 5.5)

Immaculate kitchen and dining area fitted with a range

of eye and base level cupboards. Double range gas cooker with tiled splashback and stainless steel overhead extractor. Composite worktop surfaces. 1 1/2 stainless steel sink with drainer and mixer tap over. Space for American style fridge freezer. Space and plumbing for dishwasher. Dining room area with pendant central light. French doors leading to the rear garden. Windows to the rear and side aspects. Tiled flooring throughout.

Utility Room 10'9" x 6'2" (3.3 x 1.9)

Tiled flooring. Space and plumbing for washing machine. Stainless steel sink with laminate work surface. Eye level cupboard, doors leading to kitchen and garage.

Double Garage

Bedroom 1 18'0" x 12'1" (5.5 x 3.7)

Spacious and light double bedroom with built-in cupboards and double wardrobe. Double windows overlooking the front aspect. Ensuite bathroom.

En Suite Bathroom

White suite comprising of WC, bath with shower over and sink with mixer tap over. Heated towel rail.

Bedroom 2 11'9" x 11'9" (3.6 x 3.6)

Light double bedroom with en suite shower room. Built-in cupboard. Large window over looking the rear garden.

En Suite Shower Room

White suite comprising of WC, electric shower, basin with mixer tap and fitted cupboard under. Radiator. Obscured window.

Bedroom 3 9'6" x 9'6" (2.9 x 2.9)

Generous bedroom with built-in cupboard. Window over looking the rear aspect. Radiator.

Bedroom 4 8'10" x 7'10" (2.7 x 2.4)

Good size single bedroom with built-in cupboard. Large window overlooking the front aspect. Radiator.

Family Bathroom

White suite comprising of WC, bath, basin with mixer tap. Heated towel rail. Wall tiled throughout with inset mirror.

Outside Front

Integral 1 1/2 garage. Gravel parking area to front. Gate leading to rear garden.

Outside Rear

Patio areas. South-west facing lawn with border of mature planting. Small pond feature. Fully enclosed.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - E (East Cambridgeshire)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 139SQM

Parking – Off Road & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

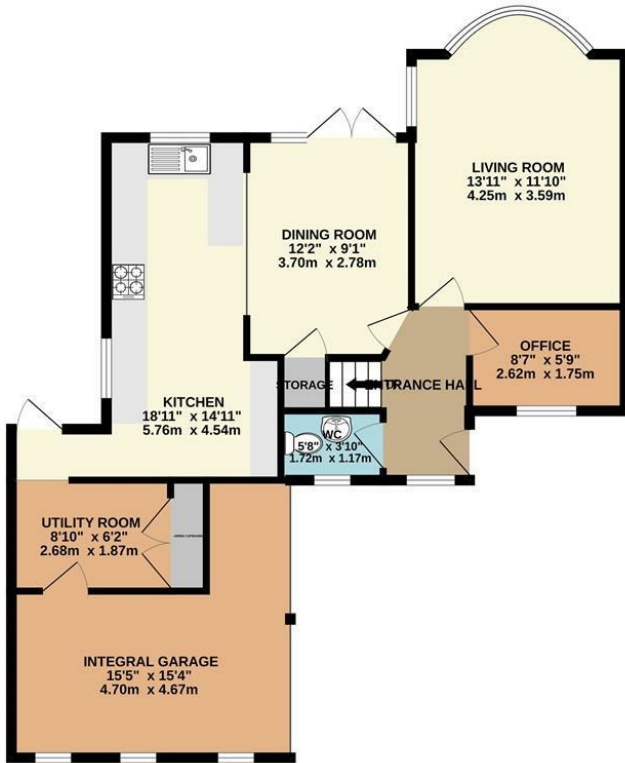
Broadband Connected - Yes

Broadband Type – Ultrafast available, Max 1000Mbps download, 100Mbps upload

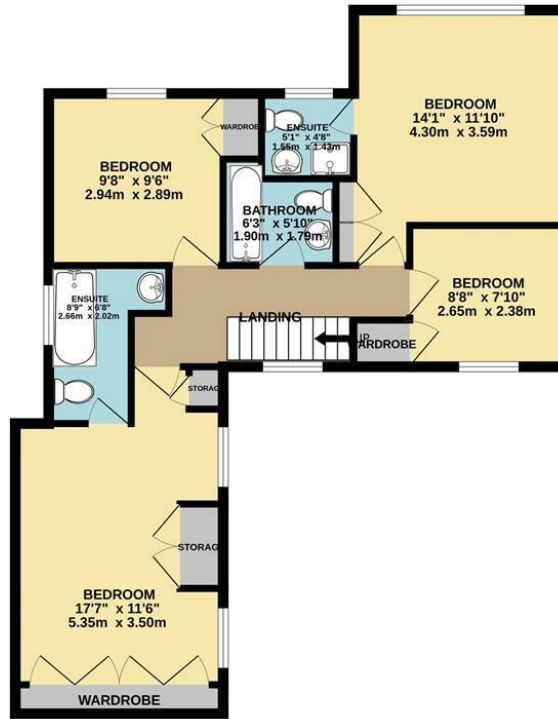
Mobile Signal/Coverage – Good

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

GROUND FLOOR
827 sq.ft. (76.9 sq.m.) approx.

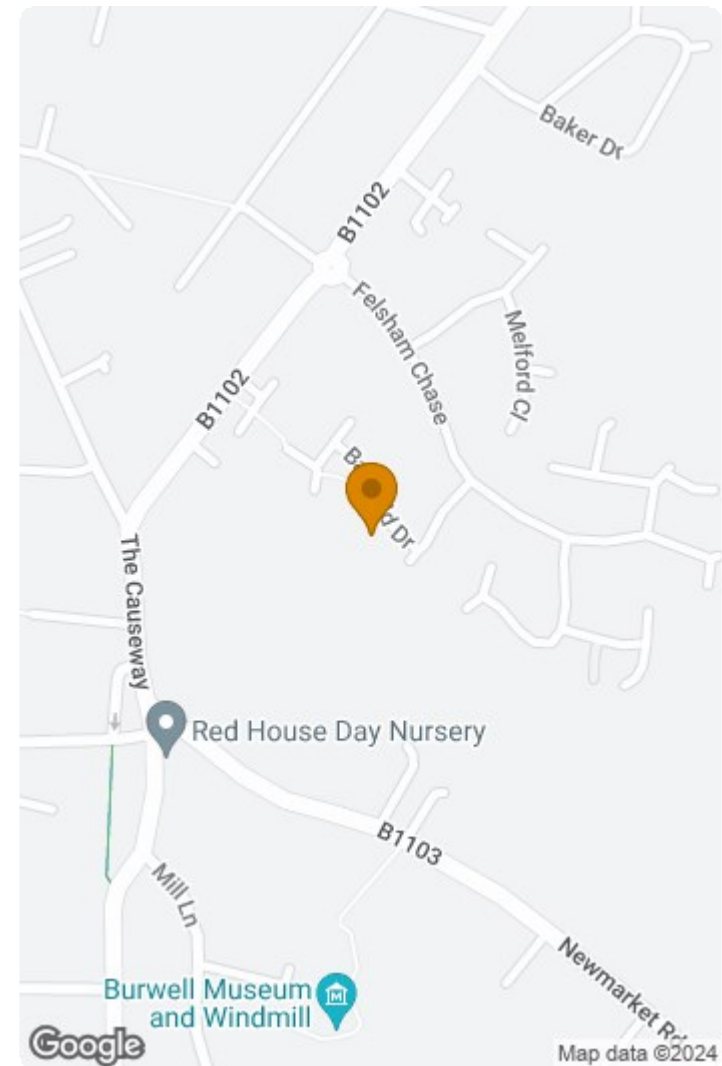


1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 1528 sq.ft. (142.0 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	82		
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>		<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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