



**Baker Drive, Burwell**  
**Cambridgeshire CB25 0AB**  
**Guide Price £450,000**

## **Baker Drive, Burwell, Cambridgeshire CB25 0AB**

Set in a rarely available location within the ever desirable village of Burwell, this three bedroom, detached bungalow benefits from a generous, South facing garden.

This well proportioned property offers accommodation comprising an entrance hall, sitting room, conservatory, kitchen, three bedrooms (with en-suite to master) and a family bathroom.

Complete with good size garden, driveway allowing ample parking and garage to the front and ample, well stocked rear garden.

Early viewing is absolutely essential.

### **Entrance Hall**

Half glazed door with full height window to side. Doors leading to kitchen, sitting room, all bedrooms and bathroom.

### **Kitchen 11'5" x 10'11" (3.49m x 3.35m)**

Range of eye and base level cupboards with work top over. Stainless steel sink and drainer with mixer tap over. Integrated eye level double oven. Vinyl flooring. Window overlooking the rear aspect. Doors to entrance hall and rear garden.

### **Sitting Room 17'7" x 12'4" (5.38m x 3.78m)**

Bright room with attractive fireplace with wood surround and tiled hearth. Bay window overlooking the front aspect and fully glazed sliding doors to the conservatory. Radiator. Door to entrance hall.

### **Conservatory 12'4" x 9'7" (3.78m x 2.93m)**

Good size conservatory with views over the rear garden. Sliding doors leading out to patio area. Vinyl flooring.

### **Bedroom 1 11'9" x 10'11" (3.59m x 3.35m )**

Double room with sliding door leading to en suite. Window overlooking front aspect. Radiator.

### **En Suite 7'0" x 2'10" (2.14m x 0.88m)**

Suite comprising of low level W.C., wall mounted hand basin with mixer tap over and built-in vanity unit under. Walk-in shower with glass sliding doors. Tiled throughout. Vinyl flooring. Obscured window.

### **Bedroom 2 10'10" x 10'5" (3.31m x 3.18m)**

Double bedroom with window overlooking front aspect. Radiator.

### **Bedroom 3 10'10" x 6'3" (3.31m x 1.91m )**

Bedroom with window overlooking front aspect. Radiator.

### **Bathroom 7'4" x 5'9" (2.26m x 1.77m)**

Cream suite comprising of low level W.C., hand basin with mixer tap with built-in vanity unit under. Walk-in shower with glass panel doors. Tiled throughout. Obscured window. Radiator.

### **Outside - Front**

Area mainly laid to lawn with mature shrubs. Hard standing driveway leading to garage.

### **Outside - Rear**

Generous rear garden mainly set to lawn with pretty, well stocked flower borders. Patio areas to the rear of the property.

### **PROPERTY INFORMATION**

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - D (East Suffolk)

Property Type - Detached bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 85.4 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

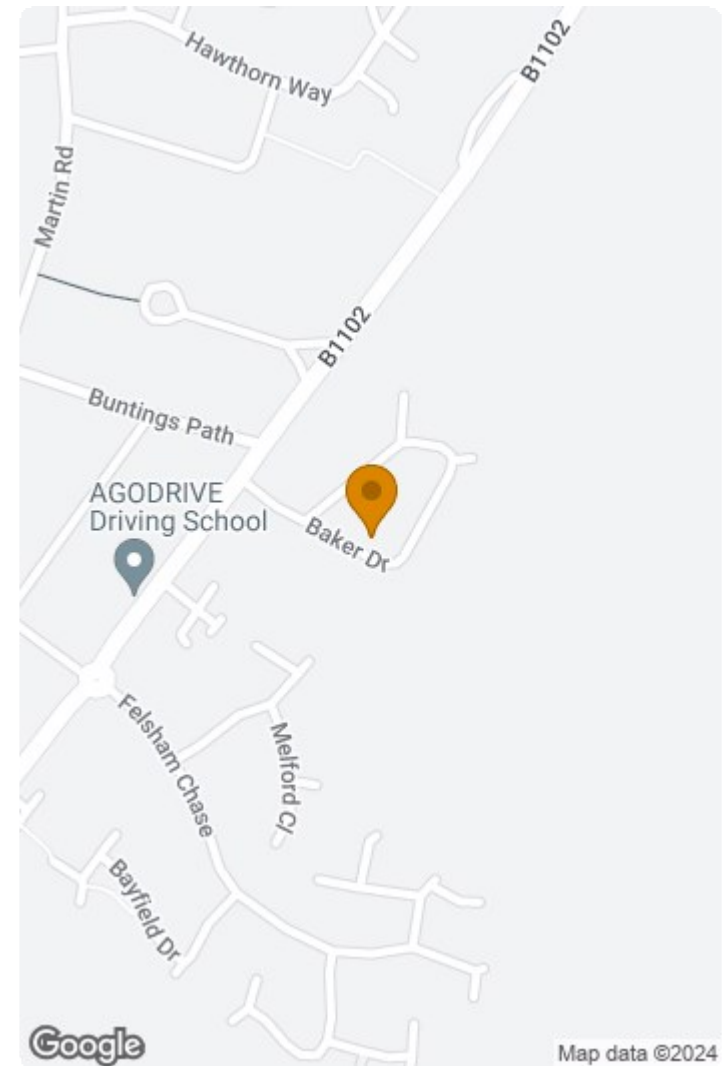
Broadband Connected - tbc

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

Mobile Signal/Coverage – Good

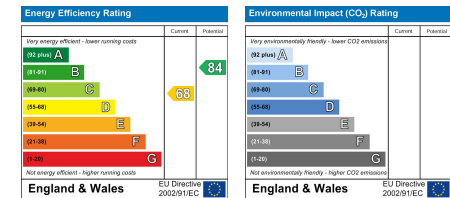
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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