



Bayfield Drive, Burwell, CB25 0JE

**CHEFFINS**

## Bayfield Drive

Burwell,  
CB25 0JE

- Open Plan Living/Dining/Kitchen Area
- 2 Bedrooms
- Modernised and Updated
- Excellent Presentation
- Private Garden & Off-Road Parking
- NO CHAIN

A beautifully presented modernised and upgraded 2 bedroom house attractively situated overlooking an open green. The property is offered with NO CHAIN and benefits from open plan ground floor accommodation with a fitted kitchen with integrated appliances and Corian worktops, a modern first floor bathroom and uPVC double glazing. Features include an enclosed garden and a driveway with off road parking for 2 vehicles.



Guide Price £232,000





## LOCATION

BURWELL is a highly sought after village, well situated for access to Newmarket (5 miles) and Cambridge (13 miles) business parks and rail stations offering services to King's Cross and Liverpool Street. The village benefits from a regular bus service and has an excellent range of facilities including a primary school, surgery, petrol station, Post Office, church, sports hall, public houses and a good range of shops. The village enjoys good access to the A14 and A11 both of which interconnect to the M11 motorway to London.

## LIVING/DINING/KITCHEN

A superb double aspect room with a kitchen area comprising a well equipped modern kitchen with a range of fitted base and wall mounted cupboards, Corian worktops, inset 1.5 bowl sink, range of fitted appliances including an integrated stainless steel oven and grill, 4 ring ceramic hob and stainless steel extractor hood over, integrated washing machine, space for freestanding fridge/freezer, oak flooring, stairs leading to the first floor, glazed door to the front aspect and a further door to the rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM 1

A double aspect room with a bay window overlooking the garden, a built-in wardrobe and fitted cupboard, aspect to the front overlooking the open green.

### BEDROOM 2

### BATHROOM

with a modern suite comprising a bath, hand basin and low level WC, velux roof light.

### OUTSIDE

The property is attractively situated overlooking an open green.

To the side of the property is a private garden laid to lawn with a mature laurel hedge and a shingled driveway with parking for 2 vehicles.

### Sales Agents Notes

Tenure - Freehold

Council Tax Band - B

Property Type - Terraced House

Property Construction - Brick, render and tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage -


Parking - Driveway to the side

Heating sources - Electric Central Heating

For more information on this property, please refer to the Material Information Brochure on our website.





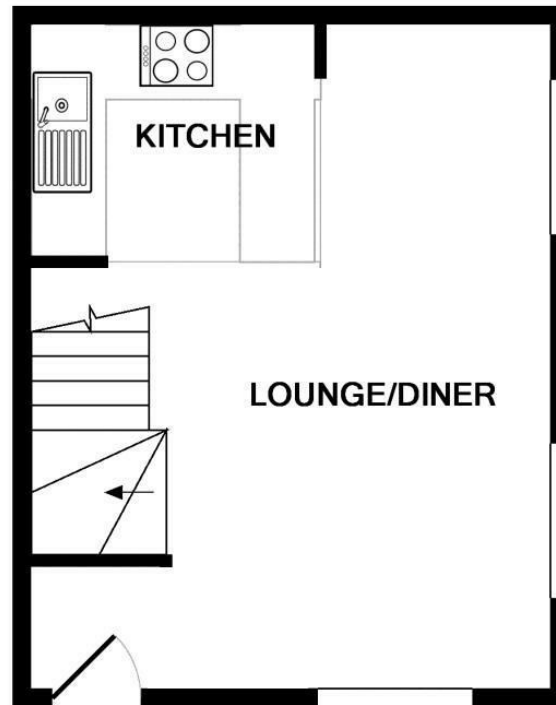
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Guide Price £232,000

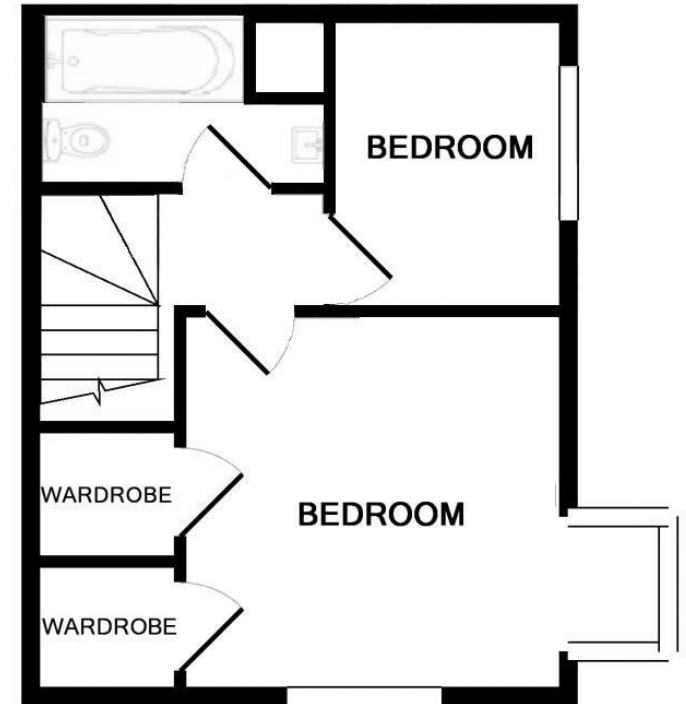
Tenure - Freehold

Council Tax Band - B

Local Authority - East Cambridgeshire



**GROUND FLOOR**



**FIRST FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.