



Bayfield Drive, Burwell. Cambridgeshire.

Pocock + Shaw

43 Bayfield Drive
Burwell
Cambridgeshire
CB25 0JE

A very smart and stylishly presented two bedroom end terraced house, attractively positioned in a desirable cul de sac location.

With an open plan ground floor layout, comprising an entrance porch, seating, kitchen & dining area, two bedrooms and a first floor shower room. Outside enjoying a delightful landscaped, partly walled rear garden, with decked patio area, garage and ample parking at the front. EPC:C.

Asking Price £249,950



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, 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.

A very smart and stylishly presented two bedroom end terraced house, attractively positioned in a desirable cul de sac location. With an open plan ground floor layout, comprising an entrance porch, seating, kitchen & dining area, on the first floor are two bedrooms and a modern shower room.

Outside enjoying a delightful landscaped, partly walled rear garden, with decked patio area, garage and ample parking at the front of the home.

With the benefit of a gas fired central heating system double glazed windows and doors, in detail the accomodation comprises:-

Entrance Porch

With a part glazed, uPVC entrance door, space for shoes and coats, door to:

Open Plan Living 5.45m (17'11") x 4.20m (13'10")

With a window to front aspect, two windows to side aspect, radiator, door to storage cupboard, door opening to rear garden and patio areas, attractive herringbone pattern flooring, TV connection point, staircase rising to first floor.

Kitchen Area

Fitted with a matching range of base and eye level units with worktop space over, inset stainless steel sink unit

with single drainer and mixer tap, tiled splashback areas, breakfast bar, plumbing for automatic washing machine, space for fridge/freezer, electric point for cooker, fitted electric fan assisted double oven, four ring electric hob with extractor hood over, ceiling spotlights.

First Floor Landing

Access to bedrooms and shower room, radiator, fitted carpet flooring.

Bedroom 1 3.23m (10'7") x 3.10m (10'2")

Double bedroom with a window to front aspect, attractive bay window to rear aspect, 2 storage cupboards, radiator.

Bedroom 2 2.34m (7'8") x 2.31m (7'7")

With a window to rear aspect, radiator, fitted carpet, door to storage cupboard, access to loft space.

Shower Room

Fitted with three piece suite comprising recessed double shower enclosure with fitted shower above and glass screen, wash hand basin in vanity unit with storage under, mixer tap, extensive fully tiled surround, recessed ceiling lights, wall mounted mirror, velux skylight, heated towel rail, tiled flooring.

Outside - Front

Open plan, laid mainly to shingle with gated access to rear, off road parking for vehicles, with a paved pathway leading to the front door.

Outside - Rear

Fully enclosed part walled and generously sized rear garden, laid mainly to lawn with an array of shrubs and trees, patio area, raised decked seating area, outside tap and wall mounted lighting, pedestrian door to the garage.

Garage 2.50m x 5.03m

With an electric roller shutter up and over door, storage space above, power and light connected.

Agents Note

The house and garage are fitted with an alarm. Hive controlled heating.



Services & Tenure

Mains water, gas and electricity are connected.

The property has a registered title.

The property is freehold.

The property is in a very low flood risk zone.

The property is not in a conservation area.

Mobile coverage: EE, Vodafone, Three, O2.

Broadband: Basic 18 Mbps, Superfast 59 Mbps,

Ultrafast 1000 Mbps.

Satellite / Fibre TV Availability: BT, Sky, Virgin.

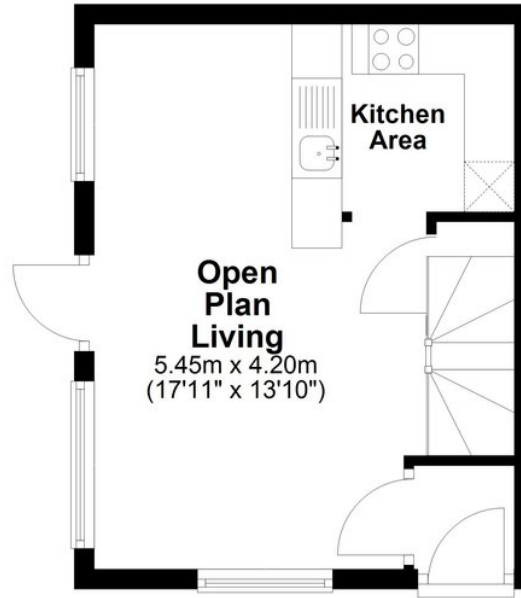
Council Tax Band: B, East Cambs. District Council.

EPC: C

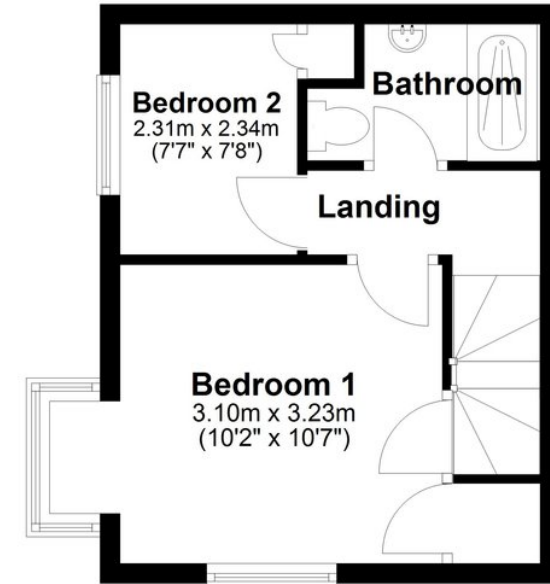
Council Tax Band: B East Cambs. District Council

Viewing: By 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

59 High Street, Burwell, Cambs, CB25 0HD

01638 668284 burwell@pocock.co.uk www.pocock.co.uk

