



Bayfield Drive Burwell

Pocock + Shaw

40 Bayfield Drive
Burwell
Cambridge
Cambridgeshire
CB25 0JE

Comfortable and stylish, this superbly presented, open plan mid terraced house is an absolute gem! A wonderful opportunity for first time buyers and investors alike to purchase this delightful home. Generous master bedroom with walk in wardrobe, further bedroom and a modern fitted shower room, low maintenance landscaped garden garage and parking. EPC: C

Guide Price: £235,000



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, church, 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.

Enjoying open plan living this superbly presented property offers stylish accommodation with a wealth of benefits to include an entrance porch with fully fitted blinds, an open plan sitting room / modern kitchen diner, two bedrooms an impressive walk in wardrobe and a modern fitted shower room with large walk in shower enclosure. The property also benefits from a gas fired radiator central heating system and full double glazing throughout, plus many made to measure fitted blinds installed. Outside the property offers a garage nearby, plus parking and a lovely easy maintenance, landscaped, fully enclosed rear garden.

Ground Floor

Entrance Porch

With a window to side and front, fitted window blinds, entrance door leading in, further glass door to:

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

A superbly presented space with a window to front aspect, radiator, stairs rising to first floor, understair storage cupboard, TV aerial point, open plan leading to:

Kitchen/Diner 3.75m (12'4") x 2.87m (9'5")

Fitted with a lovely matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap with single drainer, tiled splashbacks, integrated larder fridge, freezer and dishwasher,

plumbing for washing machine, electric double oven, built-in four ring gas hob with extractor hood over, with a window to rear aspect, corner storage unit, radiator, door leading out to rear garden.

First Floor

Landing

Airing cupboard housing the gas boiler, fitted wooden shelving, carpet flooring.

Bedroom 1 3.75m (12'4") x 2.74m (9')

With two windows to rear aspect, radiator, carpet flooring, 2 wall mounted down lighters, access to loft space, door to walk in wardrobe fitted with hanging rails and shelving with a skylight window.

Shower Room

Fitted with a three piece suite comprising large walk in shower enclosure with glass screen, hand shower attachment above, wash hand basin in vanity unit with storage under, low level wc, wall mounted mirror and shaver point, part tiled walls, heated towel rail, skylight, laminate flooring, heated towel rail.

Bedroom 2 3.75m (12'4") x 1.62m (5'4")

With two windows to front aspect, storage cupboard, radiator, carpet flooring.

Outside

Access to garage facilities and parking at side of property.

The rear garden is fully enclosed, laid mainly to shingle with a patio area, raised planters and timber fencing.

Tenure

The property is freehold.

Services

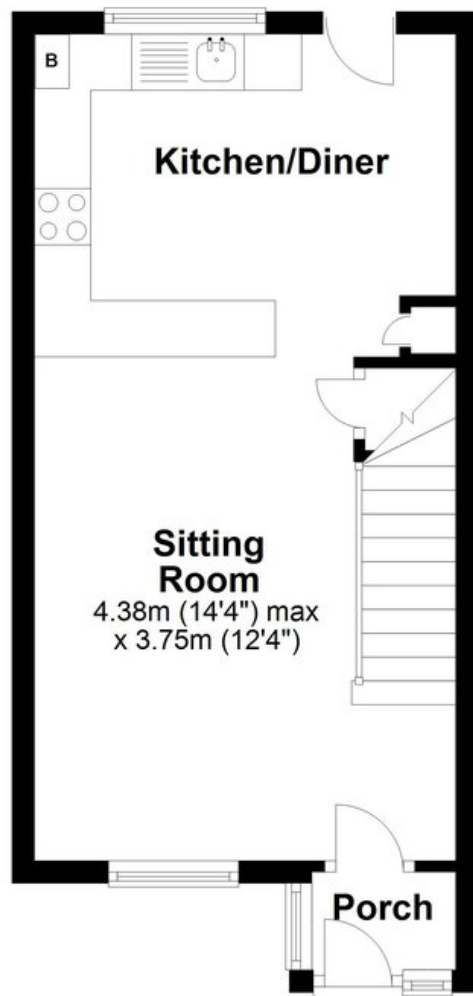
Mains water, gas, drainage and electricity are connected.

Council Tax Band:B East Cambs. District Council

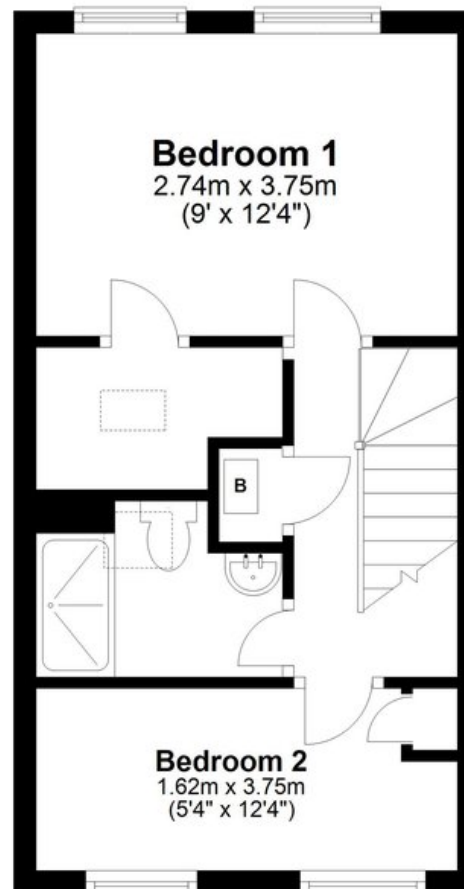
Viewing: Strictly by prior arrangement with Pocock & Shaw. KS



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

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