



Bayfield Drive, Burwell

Pocock + Shaw

50 Bayfield Drive  
Burwell  
Cambridgeshire  
CB25 0JE

A smart two bedroom modern terrace property positioned in a desirable cul de sac location. Entrance porch, generous sitting room, modern fitted kitchen/diner, two bedrooms, master with a walk in wardrobe, and family bathroom. Driveway at front with off road parking. EPC:TBC

Asking Price £239,000



Burwell is situated in pleasant countryside approximately 11 miles north east of the university city of Cambridge and some 4 miles from the horse racing town of Newmarket. The village contains an interesting variety of properties ranging from period cottages to modern family houses. There is an excellent range of facilities including a primary school, various shops catering for everyday requirements, a church, public houses, Pharmacy, together with 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 Station.

### Property information

The property benefits from a gas fired radiator heating system, and uPVC double glazed windows and doors throughout. With a shingle driveway at the front of the home, providing off road parking. A superb opportunity for first time buyers and investors alike. Set in a desirable village setting close to excellent stores and amenities.

### Entrance Porch

With an entrance door, window to front and window to side aspects, door to:

### Sitting Room 4.45m (14'7") x 3.76m (12'4")

A light and airy space with a window to front aspect, understairs storage cupboard, radiator, laminate flooring, stairs leading to the first floor, door to:

### Kitchen/Diner 3.74m (12'3") x 2.70m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, tiled splashbacks, plumbing for washing machine, space for dishwasher, electric, fitted electric double oven, built-in four ring electric hob, window to rear aspect, radiator, laminate flooring, two three-way ceiling downlighters, door to rear garden and patio area.

### First Floor Landing

Doors leading to:

### Bedroom 1 3.74m (12'3") x 2.72m (8'11")

With two windows to rear aspect, two, double door storage cupboards, radiator, fitted carpet, access to loft space, door to:

### Walk in wardrobe

Fitted with useful hanging rails and space for storage, velux skylight window.

### Bedroom 2 3.76m (12'4") x 1.64m (5'4")

With two windows to front aspect, radiator, fitted carpet.

### Bathroom

Fitted with a three piece suite comprising bath with shower over, mixer taps and shower curtain with rail, tiled surround and splashbacks, pedestal hand wash basin, low level WC, wall mounted mirror and medicine cabinet, Skylight, heated towel rail, tiled flooring.



### Outside, Front

The property is set back from the roadside, the front garden area is laid mainly to a shingle driveway leading to the front door, and providing off road parking for 2 vehicles.

### Outside, Rear

The fully enclosed low maintenance rear garden has a paved patio area for outside enjoyment and socialising, with a pathway leading to the timber garden shed. Mainly laid to shingle and gravel, enclosed by timber panel fencing.

### Services & Tenure

Mains water, gas, electricity and drainage are connected.

The property has a registered title.

The property is standard construction.

The property is not in a conservation area.

The property is in a very low flood risk zone.

Council Tax Band: B

East Cambs. District Council.

Mobile coverage: EE, Vodafone, Three, O2.

Broadband: Basic18 Mbps, Superfast 59

Mbps, Ultrafast 1000 Mbps.

Satellite / Fibre TV Availability: BT Sky Virgin

EPC: C

**Viewing** By Arrangement with Pocock + Shaw KS

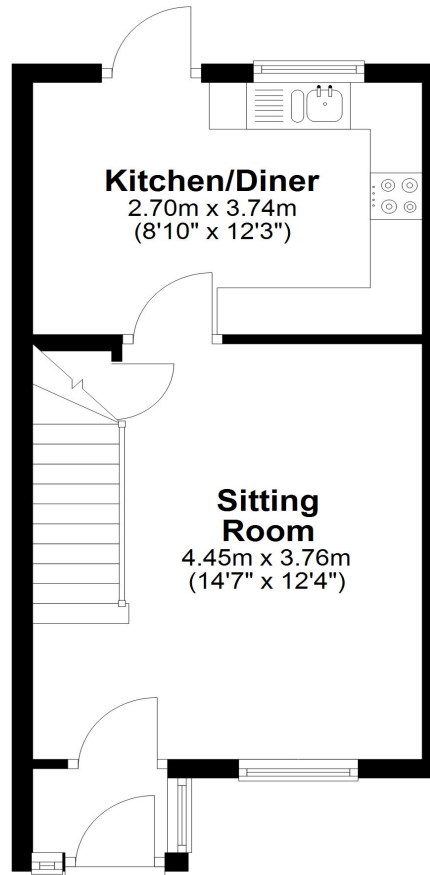
Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any 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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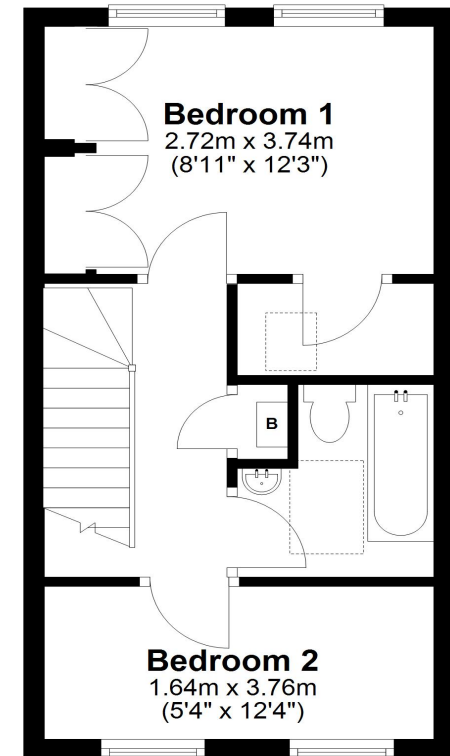
### Ground Floor

Approx. 28.5 sq. metres (306.7 sq. feet)



### First Floor

Approx. 28.9 sq. metres (310.9 sq. feet)



Total area: approx. 57.4 sq. metres (617.6 sq. feet)

