

A beautifully presented two bedroom property which has been thoroughly updated by the current owners. On the ground floor you have a bright living area that opens through into the social kitchen/dining room across the rear. Upstairs are two good size bedrooms, the master benefitting from ensuite and the family bathroom. The rear garden enjoys good privacy and nearby is a single garage with parking to the front.



Burwell is a highly sought after village located approximately 11 miles from the university city of Cambridge and 5 miles from the historic horse racing town of Newmarket with regular bus service to both. There is convenient access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. For commuters there is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge and Whittlesford Parkway offer direct rail lines into London, with Cambridge North Station and the fastest trains taking under one hour.



One of the best served villages in Cambridgeshire with an extensive range of facilities for the whole community. Boasting three convenience stores, three public houses (The Fox, Five Bells and The Anchor) offering excellent dining options and takeaway, bakery, butchers (Hurrell's), post office, doctors surgery, pharmacy, dentist, opticians, hairdressers and barber shop, estate agents, haberdashery, petrol station and delightful artisan coffee shop (Elk). The village recreational ground has a large playing field, tennis courts, children's play equipment and skate park with a paved walkway around the edge and numerous gym equipment for gym bods to enjoy. The Burwell Community Sports Centre offers a range of recreational activities such as badminton, table-tennis, gymnastics and yoga. Education at primary level is available at Burwell Village College Primary School, there are also pre-school nurseries available to choose from. Burwell lies within the catchment for both Bottisham Village College and Soham Village College secondary schools, rated Outstanding and Good respectively by Ofsted. Residents are spoilt for choice for picturesque routes to enjoy, with riverside walks along the Burwell Lode out towards Reach and Wicken fen, Spring Close, Priory Wood and Devils Dyke to name a few. Just a short drive away is Anglesey Abbey National Trust, which is also within cycling range along the Lodes Way cycle route from Burwell.



HALL Frosted double glazed door to front, attractive tiled flooring, glazed door into living room.

LIVING ROOM 15' 5" x 12' 1" (4.7m x 3.7m) Double glazed box bay window to front, double radiator and single radiator, stairs rising to first floor, useful under stair storage cupboard. Open at the rear through into the kitchen/dining room.

KITCHEN/DINING ROOM 12' 5" x 10' 2" (3.8m x 3.1m) Part double glazed door and double glazed window to rear, double radiator. Range of wall and base mounted units and drawers, sink and drainer with mixer tap, electric oven and hob with extractor hood over, space and plumbing for washing machine and dishwasher.

LANDING Doors to both bedrooms and bathroom, airing cupboard housing hot water cylinder, radiator.

BEDROOM ONE 10' 2" x 10' 2" (3.1m x 3.1m) Two double glazed windows to rear, radiator, two double fitted wardrobes providing a great amount of storage, loft access and door into ensuite.

ENSUITE Velux roof light window, tiled shower cubicle, low level wc with hidden cistern, wash hand basin with mixer tap and vanity unit, heated towel rail, tiled flooring.

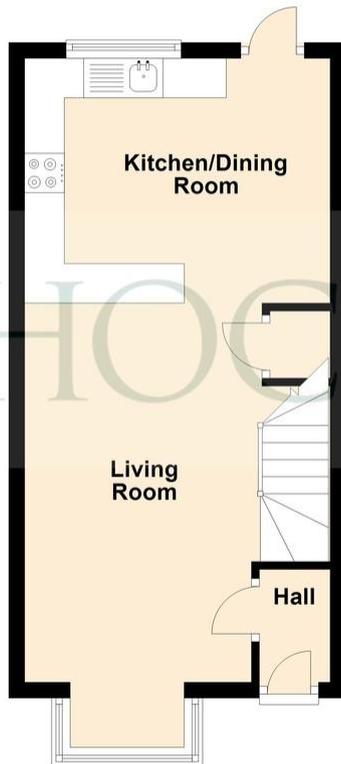
BEDROOM TWO 12' 1" x 6' 6" (3.7m x 2m) Two double glazed windows to front, radiator, over stair storage cupboard.

BATHROOM Fully tiled suite, velux roof light window, panelled shower bath, low level wc, wash hand basin with mixer tap and vanity unit, heated towel rail.

GARDEN Enclosed by panel fencing and enjoying good privacy, paved patio area, small pond, remainder laid to lawn with well stocked borders surrounding. Single garage en bloc with parking space to front.



Ground Floor



First Floor



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10 Mill Road CB1 2AD
Telephone: 01223 356054
Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
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42 Bayfield Drive, Burwell, Cambridge,
CB25 0JE

Offers In Excess Of £240,000 Freehold

This immaculate two bedroom property has been comprehensively updated throughout and would make an ideal first home. Tucked away in a quiet cul-de-sac within this popular and well served village.



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