



Toyse Lane, Burwell, Cambridgeshire

Pocock + Shaw

65 Toyse Lane
Burwell
Cambridgeshire
CB25 0DF

A newly renovated modern 2 bedroom detached house, one of a pair of homes standing in a non-estate location on the northern edge of the village and offered with no chain. The property is superbly presented throughout and benefits from an excellent double aspect living room and dining area, a new fitted kitchen and a 2 double bedrooms and a new bathroom on the first floor. Features include new carpets and flooring, gas heating, a garage and off road parking and an enclosed established garden.

Offers in excess of £350,000



Location Burwell is situated in pleasant countryside approximately 11 miles north east of the university city of Cambridge and some 4.5 miles from the horse racing town of Newmarket. The village contains an interesting variety of properties and there is a good range of facilities with a primary school, doctors surgery, dentist, various shops, a church, public houses and a regular bus service. Burwell is particularly well located with good access to the A14 dual carriageway which connects with many of the regions traffic routes. A regular train service from Newmarket to Cambridge into London's Liverpool Street and King's Cross Stations.

Accommodation

Entrance hall with a glazed entrance door and window, stairs leading to the first floor, built in cupboard.

Living room/dining room a well proportioned double aspect room with an under stair cupboard, bay window to the front aspect and a pair of French doors leading to the rear garden.

Kitchen a double aspect room with a range of newly fitted base and wall mounted units, recessed sink and drainer, integrated Bosch oven and grill with 4 ring ceramic hob, stainless steel splash back and extractor hood over, wall mounted gas fired combination boiler.

Utility room/ Cloakroom with a hand basin and low level WC, space for a washing machine and dryer.

First floor with Scandinavian style character with sky view windows and sloping walls.

Landing

Bedroom 1 with a sky view window.

Bedroom 2 with a sky view window.

Bathroom with a new white suite bath with shower over, hand basin and low level WC, part tiled walls, sky view window.

Outside The property is one of a pair of detached homes standing in a non-estate position located on the northern edge of the village. The front is approached via a shingled driveway with parking for 3-4 vehicles, a front garden with established shrubs and bushes.

A semi-detached garage with an up and over door to the front has been converted to a store room (2.63m x 2.41m) and a potential office (2.63 x 2.21) with a sliding patio door and light and power and has potential for reinstatement to a garage.

A personal gate to either side of the house leads to an enclosed rear garden, laid to lawn with shrubs and trees and a paved patio area.

Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 15Mbps, Superfast 76Mbps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available. EPC: C

Council Tax D East Cambridgeshire District Council

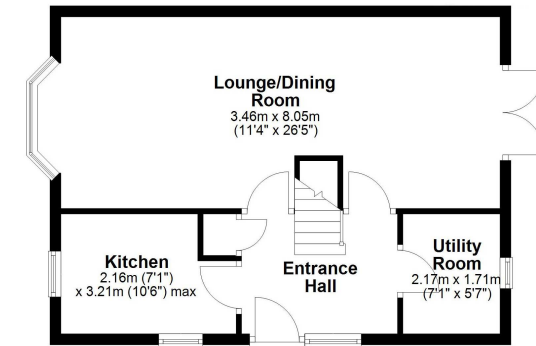
Viewing By Arrangement with Pocock + Shaw PBS





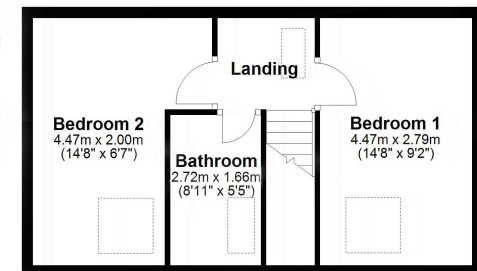
Ground Floor

Approx. 46.2 sq. metres (497.2 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



Total area: approx. 82.4 sq. metres (887.1 sq. feet)



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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