



Toyse Lane, Burwell

Pocock + Shaw

62 Toyse Lane
Burwell
Cambridgeshire
CB25 0DF

Truly versatile and surprisingly spacious, this semi-detached, attractively situated, non-estate bungalow has a layout to suit modern family life complete with fantastic front & rear gardens, and off road driveway parking. EPC:TBC

Guide Price £369,950



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 wonderful opportunity to purchase a well presented and rather deceptively spacious semi-detached bungalow. Ideally situated in an edge of village setting the home enjoys 3 bedrooms, plus a super sun room with an ensuite wet room, and in addition, a useful study room. Benefitting from a gas fired central heating system, double glazed windows and doors and driveway with off road parking for vehicles.

Kitchen 4.62m (15'2") x 3.31m (10'10")

With a uPVC entrance door, the kitchen is fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, concealed ceiling spotlights, with a window to rear aspect, space and plumbing for washing machine, and dishwasher, space for fridge/freezer and tumble dryer, electric point for cooker, built-in oven, electric hob with extractor hood over, radiator, open plan layout, to:

Dining Area 2.24m (7'4") x 1.80m (5'11")

Open plan layout, space for seating and dining.

Sitting Room 4.32m (14'2") x 3.69m (12'1")

With a window to front aspect, feature electric fire, radiator, fitted carpet, double doors to:

Sun Room 5.17m (17') x 2.66m (8'9")

A lovely light and airy space with laminated flooring, French doors leading to the patio and rear garden area, single glazed door to rear, door to:

Wet Room 1.80m (5'11") x 1.24m (4'1")

Delightfully fully tiled wet room, comprising wash hand basin, low level WC, with electric shower, fitted hand attachment, window to rear aspect.

Bedroom 1 3.87m (12'8") x 3.65m (12') max

With a window to front and a window to side aspects, radiator, fitted carpet.

Bedroom 2 2.64m (8'8") x 2.47m (8'1")

With a window to rear aspect, fitted carpet, radiator.

Bedroom 3 2.35m (7'8") max x 2.16m (7'1")

With a window to side aspect, fitted carpet, radiator.

Study / Bedroom 4 2.73m (8'11") x 2.19m (7'2")

With a window to rear aspect, fitted carpet, radiator.

Airing cupboard Housing the wall mounted boiler unit, useful storage area.

Bathroom 3.44m (11'3") x 2.62m (8'7")

Fitted with three piece suite comprising, bath with shower over and glass screen, wash hand basin in vanity unit with storage under, mixer tap, tiled splashback, low level WC, with a window to front aspect, heated towel rail, laminated flooring.

Outside, Front

The property is approached via a wooden gated & shingle driveway with parking for 3 vehicles and a wall mounted EV charger, there is an outside water tap, and a pathway leading to the entrance door. The delightful front garden is planted with an array of trees, Field Maple, Californian Lilac, Silver birch, Tamarix and Red Robin, attractive shrubs and planting, an allotment area, seating area and laid mainly to lawn, with a paved patio area.



Outside, Rear

The fully enclosed rear garden has a pathway and gated access leading to the front, fully enclosed and laid mainly to grass, a timber summer house with power connected.

Services & Tenure

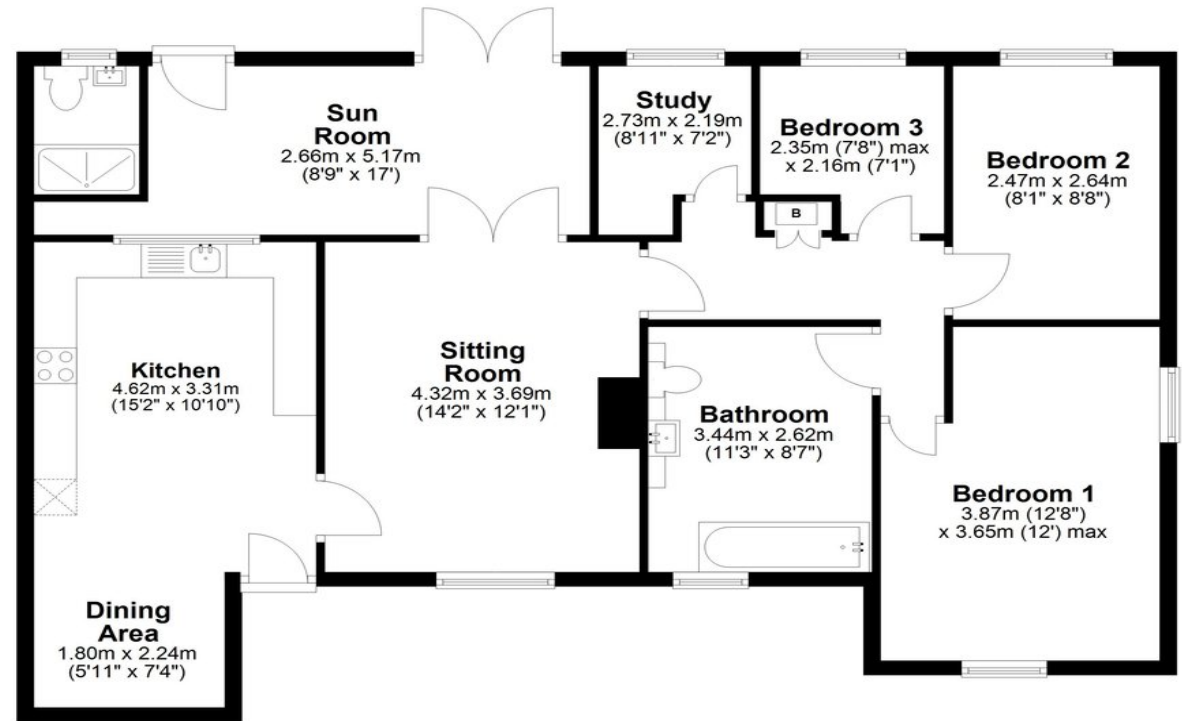
Mains water, gas and electricity are connected.
The property is freehold.
The property has a registered title.
The property is standard construction.
The property is not in a conservation area.
The property is in a very low flood risk zone.
Council Tax Band: B, East Cambs. District Council.
Broadband: Basic, 15 Mbps. Superfast, 76 Mbps.
Ultrafast, 1000 Mbps
Satellite/Fibre TV Availability: BT, Sky, Virgin.
Mobile coverage by the four major providers.
EPC: TBC

Council Tax B. East Cambs. District Council

Viewing By Arrangement with Pocock + Shaw KS

Ground Floor

Approx. 96.4 sq. metres (1038.0 sq. feet)



Total area: approx. 96.4 sq. metres (1038.0 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

59 High Street, Burwell, Cambs, CB25 0HD
01638 668284 burwell@pocock.co.uk www.pocock.co.uk

