

Toyse Lane, Burwell CB25 0DF

Guide Price £485,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Toyse Lane, Cambridge, CB25 0DF

A detached Grade II listed period cottage presented in immaculate condition having undergone a full renovation in the very centre of the popular village of Burwell.

The accommodation includes a living room with wood burning stove, fitted kitchen, three bedrooms with ensuite to master, family bathroom and a cloakroom.

Outside there is an extensive plot with a large garden with a range of flower and shrub borders, a detached garage and two further outbuildings. The driveway provides off road parking for several vehicles.

This property really must be seen to be fully appreciated.

Entrance Porch
With doors leading to the cloakroom and entrance hall. Attractive exposed brick flooring.

Cloakroom
Contemporary white suite comprising low level WC and inset handbasin with mixer tap over and built-in storage cabinet under. Radiator. Obscured window. Door leading to the entrance porch.

Entrance Hall
With wooden flooring. Doors leading to the kitchen/dining room, living room and principal bedroom. Underfloor heating. Triple built-in storage cupboards.

Kitchen
20'2" x 10'7"
Stunning contemporary kitchen with a range of eye and base level, high gloss, cupboards and storage drawers with worktop over. Integrated appliances include fridge/freezer, dishwasher and washing machine. Integrated eye level double oven. Inset gas hob with stainless steel chimney extractor above. Ceramic sink and drainer with mixer tap over. Attractively tiled splashbacks. Spacious dining area. Tiled flooring throughout with underfloor heating. Dual aspect windows. Glazed door leading to the rear garden. Door leading to the entrance hall.

Living Room
13'3" x 13'2"
Beautifully presented, charming living room with dual aspect windows. Focal fireplace with brick hearth, currently fitted with wood burner stove. Underfloor heating. Doors leading to the staircase to the first floor landing and the entrance hall.

Principal Bedroom
15'11" x 10'7"
Spacious, light double bedroom with dual aspect windows. Bespoke built-in wardrobes. Underfloor heating. Doors leading to the en suite and entrance hall.

En Suite
Contemporary white suite comprising low level WC, pedestal handbasin with mixer tap over, corner bath and double sized walk-in shower. Attractively tiled to set areas. Ladder radiator. Obscured window. Door to the Principal Bedroom.

First Floor Landing
With doors to two bedrooms and shower room. Stairs leading to the living room.

Bedroom 2
10'9" x 10'2"
Delightful double bedroom with built-in storage cupboards. Window to the side aspect. Radiator. Door leading to the landing.

Bedroom 3
11'4" x 7'3"
Well proportioned room with built-in wardrobe and storage cupboard. Window to the side aspect. Radiator. Door leading to the landing.

Shower Room
Contemporary white suite comprising low level WC, pedestal, oblong handbasin with mixer tap over and shower cubicle. Attractively tiled to wet areas. Door leading to the landing.

Garage
21'7" x 13'6"
Brick and clunch garage with double wooden doors opening to the driveway.

Outbuilding 1
10'2" x 7'3"
Brick and clunch outbuilding with door leading to the driveway.

Timber Shed
13'5" x 7'11"

Outside
The property is approached via an expansive gravelled driveway, providing ample off road parking. Access to the garage and larger outbuilding. The garden is mainly laid to well maintained lawn with a huge variety of established planting and small trees. A flagstone terrace area to the rear of the house with glazed door to the kitchen/dining room. Large timber shed.

PROPERTY INFORMATION
EPC - n/a
Tenure - Freehold
Council Tax Band - D (East Cambs)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 102 SQM
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas & Underfloor heating
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village offers a picturesque setting with beautiful countryside walks and nearby parks. It's located approximately 10 miles from Cambridge city centre, making it accessible for those commuting to the city, and around 5 miles from the market town of Newmarket, famous for its horse racing. Overall, Burwell balances rural tranquillity with convenient access to urban facilities.





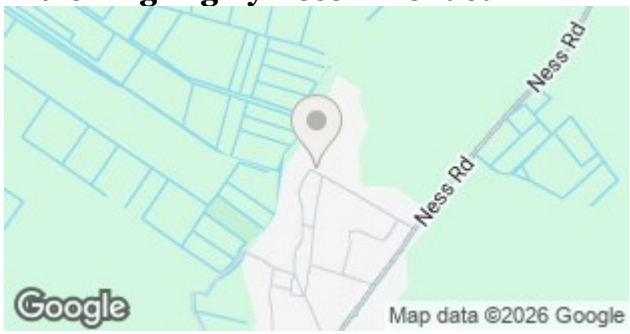


Approximate Gross Internal Area 1098 sq ft - 102 sq m
(Excluding Garage & Outbuilding)

Ground Floor Area 811 sq ft – 75 sq m
First Floor Area 287 sq ft – 27 sq m
Garage Area 293 sq ft – 27 sq m
Outbuilding Area 181 sq ft – 17 sq m



- **Delightful Detached Grade II Listed Cottage**
- **Beautifully Presented**
- **Stunning Kitchen/Dining Room**
- **Charming Sitting Room**
- **Principal Bedroom with En Suite**
- **Two Further Bedrooms**
- **Contemporary Shower Room**
- **Charming Garden**
- **Driveway & Garage**
- **Viewing Highly Recommended**



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Morris Armitage

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.









































