



**Toyse Lane, Burwell  
Cambridge, CB25 0DF  
Offers Over £450,000**



## **Toyse Lane, Cambridge, CB25 0DF**

**A modern and detached bungalow standing in this thriving and highly regarded village and enjoying a fabulous and sizeable plot.**

**This tremendous opportunity offers huge scope and currently boasts accommodation to include 25ft living room/dining room, kitchen/breakfast room, three good size bedrooms and family bathroom.**

**Externally the property offers extensive gardens to the front and rear and ample parking.**

**No chain – viewing highly recommended.**

### **About Burwell:**

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.

### **Reception Hall**

Laid wooden flooring, access to airing cupboard. Door through to the:

### **Lounge/Diner**

**25'7" x 17'7"**

Generous sized lounge/diner with TV connection point, radiators, laid wooden flooring, ample space for a dining table and chairs, windows to the front and side aspects. Opening through to the:

### **Kitchen**

**12'0" x 10'10"**

Modern kitchen fitted with a range of matching eye and base level storage units and work surfaces over,

tiled splashback areas, inset stainless steel sink and drainer with mixer tap over. Integrated double oven and hob with extractor hood above. Space and plumbing for a fridge/freezer, dishwasher and washing machine, Tiled flooring, window and external door to the rear aspect.

### **WC**

**5'10" x 4'3"**

With low level WC, hand basin with vanity cupboard under, part tiled walls and radiator.

### **Bedroom 1**

**13'6" x 9'11"**

Double bedroom with radiator and window to the side aspect.

### **Bedroom 2**

**12'4" x 10'2"**

Double bedroom with radiator and window to the side aspect.

### **Bedroom 3**

**9'11" x 9'2"**

With radiator and window to the side aspect.

### **Bathroom**

**9'3" x 6'2"**

Three piece bathroom suite comprising a low level WC, pedestal hand basin, panelled bath with wall mounted shower head, tiled walls and flooring, radiator and obscured window to the rear aspect.

### **Outside - Front**

Extensive frontage with gravelled driveway leading up to the property.

### **Outside - Rear**

Fully enclosed garden with plated trees and useful garden shed. Side pedestrian gate.

### **Property Information:**

Maintenance fee - N/A

EPC - C

Tenure - Freehold

Council Tax Band - D (East Cambs)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 98 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Superfast available, 89Mbps download, 20Mbps upload

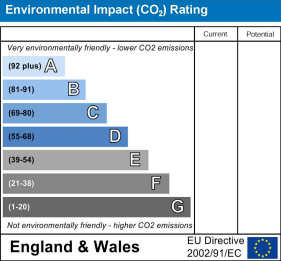
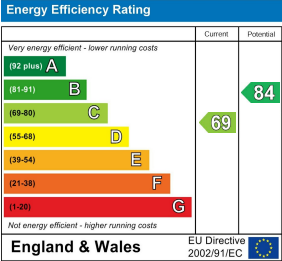
Mobile Signal/Coverage – Ofcom suggest likely/limited

Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR  
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, closets and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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