



**Toyse Lane, Burwell CB25 0DF**

**Guide Price £575,000**

**MA**  
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# Toyse Lane, Burwell CB25 0DF

**An individually built and cleverly planned detached single storey family home set in this thriving and highly regarded village.**

**This impressive property offers open plan living and enjoys a fabulous, refitted kitchen/dining/family room, five/six bedroom ( bedroom six / study ) and two refitted bathrooms.**

**Externally the property offers extensive driveway providing ample parking, fully enclosed rear garden and useful garden office/studio.**

**An internal viewing is highly recommended.**

## Entrance Hallway

Generous entrance hall with attractive wood flooring. Radiator. Doors leading to three of the bedrooms, shower room and open plan dining room.

## Kitchen/Dining/Living Room

38'5" x 22'2"

Stunning open plan kitchen/dining/living room with wooden parquet flooring and beautifully tiled to the kitchen area. Contemporary kitchen fitted with a range of high gloss base level storage units and drawers with a mixture of quartz and wooden work surfaces over. Inset sink with Quooker tap over. Integrated oven and microwave. Integrated dual induction hob with stainless steel extractor over, attractively tiled splashback. Integrated dishwasher. Alcove space for American style fridge/freezer. Matching kitchen island with incorporated breakfast bar seating, additional base level storage cupboards. Generous dining space. Spacious lounge area. Triple aspect windows and ceiling well light, allowing lots of natural light to all areas. Radiator. Bi-folding doors leading to the courtyard. Doors leading to the hallway, entrance hall and garden.

## Bedroom 3

9'1" x 8'8"

Well proportioned bedroom with attractive wood parquet flooring. With window to front aspect. Radiator. Door leading to the entrance hall.

## Bedroom 5

8'0" x 7'5"

Well proportioned bedroom with LVT wood flooring. French doors leading to the courtyard. Radiator. Door leading to the entrance hall.

## Bedroom 6/Study

7'11" x 7'4"

Well presented bedroom with full height windows to the front aspect. Further window to the side aspect. LVT wood flooring. Radiator. Door leading to the entrance hall.

## Hallway

Attractive wooden flooring with doors leading to three bedrooms and bathroom. Radiator. Built-in storage cupboards housing the boiler, space and plumbing for washing machine and tumble dryer and hot water cylinder.

## Bedroom 1

13'7" x 13'3"

Double bedroom with wooden flooring. Fitted wardrobes. Window to rear aspect. Radiator. Door leading to the entrance hall.

## Bedroom 2

10'11" x 10'3"

Well proportioned bedroom with wooden flooring. Built-in storage cupboard. Window to rear aspect. Radiator. Door leading to the hallway.

## Bedroom 4

13'8" x 6'1"

Double bedroom with wooden flooring. Built-in wardrobes. Window overlooking courtyard. Radiator. Door leading to the hallway.

## Bathroom

Stunning contemporary white suite comprising of low level WC, wooden vanity unit with inset sink and mixer tap over, bath with mixer tap and shower over. Built-in mirror and shelving unit. Heated towel rail. Beautifully tiled. door leading to the hallway.

## Shower Room

Beautiful contemporary white suite comprising of low level WC, vanity unit with bowl sink with mixer tap over and illuminated, heated vanity mirror and shower cubicle. Wall mounted storage cupboards and shelving. Attractively tiled throughout. Obscured window to side aspect. Door leading to the entrance hall.

## Outside Front

Gravelled driveway, providing off road parking. Bordered by a huge variety of mature trees and shrub planting. Slate paved pathway leading round to an access gate to the rear.

## Outside Rear

Fully enclosed rear garden with patio area providing ample space for outdoor entertaining with a pergola over. Lawned area bordered by established tree, shrub and flower planting. Timber shed with power. Slate paved pathway leading to kitchen, access gate to the front and courtyard. Steps leading to the garden office. Further raised sleeper beds with established planting. Outside tap and electric socket. Dual built-in storage cupboards to the side.

## Courtyard

Paved patio area with bi-folding doors leading to the dining area and french doors to bedroom 5, providing a further outdoor entertainment area. Outside lighting and electric socket.

## Garden Office

15'8" x 7'11" m

Contemporary garden room, currently used as an office. LVT wood flooring. Power and light. Door leading a decked area with steps down to the garden.

## Property Information

EPC - D

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 - 133 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1200Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

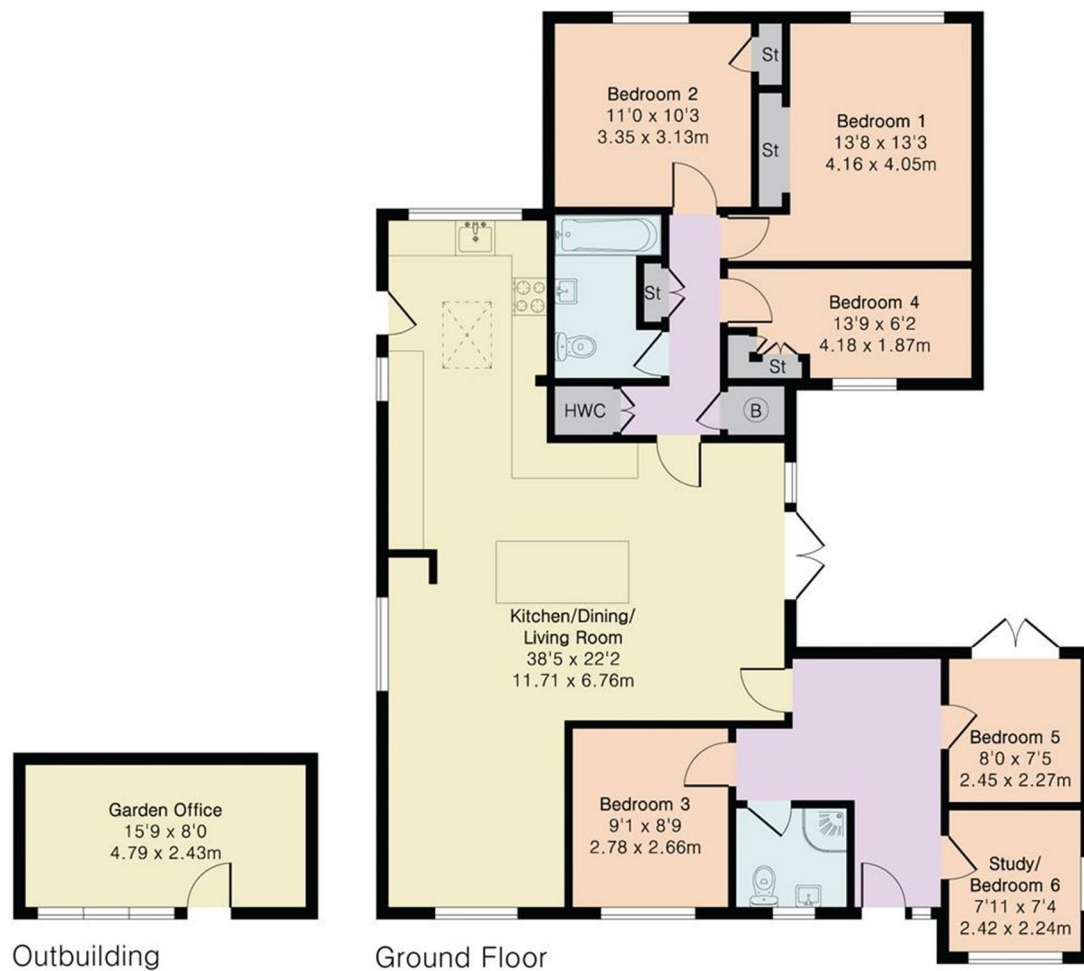
Rights of Way, Easements, Covenants – None that the vendor is aware of

## Location

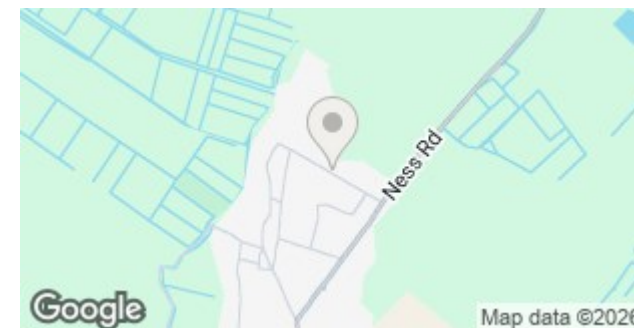
Burwell, a charming village in Cambridgeshire, is known for its traditional character and community spirit. It features a range of local shops including a convenience store, a bakery, and several pubs, alongside essential amenities such as a primary school, post office, and a health centre. The village 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.

**Approximate Gross Internal Area 1452 sq ft - 135 sq m  
(Excluding Outbuilding)**

Outbuilding Area 125 sq ft – 12 sq m



- **Unique Detached Bungalow**
- **Stunning Open Plan Kitchen/Dining/Living Room**
- **Five Bedrooms**
- **Contemporary Bathroom**
- **Superb Shower Room**
- **Contemporary Garden Room**
- **Beautifully Maintained Garden**
- **Off Road Parking**
- **Highly Regarded Village Location**
- **Viewing Highly Recommended**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	68	75

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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