



**Toyse Lane, Burwell  
Cambridge, CB25 0DF  
Guide Price £450,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)



# Toyse Lane, Cambridge, CB25 0DF

An established and individually built detached family home standing on a lovely mature plot and offered for sale with no onward chain.

Offering huge scope, this deceptive property benefits from entrance porch, entrance hall, living room, dining room, conservatory, utility room, cloakroom, spacious landing, three bedrooms ( en-suite to master ) and a family bathroom.

Externally the property offers extensive gardens and garage facilities.

**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.

**Porch**  
Windows to the front and side aspect. Door through to the:

**Hallway**  
With laid wooden flooring, radiator, staircase rising to the first floor and door through to the:

**Living Room**  
17'6" x 13'10"  
Good sized living room with featured fireplace, TV connection point, radiator, glazed window, windows to the side and front aspect.

**Kitchen**  
12'4" x 10'5"  
Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset sink and drainer with mixer tap over, integrated eye level double oven, space for a dishwasher and fridge. Window to the rear aspect and door through to the dining room and utility room.

**Dining Room**  
9'10" x 9'7"  
With radiator and sliding doors out to the:

**Conservatory**  
10'7" x 8'7"  
With radiator, tiled flooring, windows surrounding and French doors out to the rear garden.

**Utility Room**  
12'4" x 7'8"  
With working surfaces, wall mounted boiler, space for a washing machine and fridge. Tiled flooring, window to the rear aspect, side external door and door through to the garage.

**WC**  
4'7" x 2'8"  
Low level WC, hand basin and window to the side aspect.

**First Floor Landing**  
With access to the airing cupboard, access to loft space and window to the side aspect.

**Bedroom 1**  
14'0" x 12'4"  
Double bedroom with built in oak wardrobes, radiator, window to the front aspect and door through to the:

**Bathroom**  
14'0" x 12'4"  
Comprising a hand basin with vanity cupboards under and panelled corner bath with wall mounted shower.

**Bedroom 2**  
12'4" x 11'11"  
Double bedroom with built in oak wardrobes, radiator and window to the rear aspect.

**Bedroom 3**  
11'1" x 9'4"  
With radiator and window to the front aspect.

**Bathroom**  
6'1" x 4'11"  
Comprising a panelled bath, hand basin with vanity cupboards under, radiator, tiled walls and obscured window to the rear aspect.

**WC**  
6'1" x 3'0"  
Low level WC, obscured window to the rear aspect.

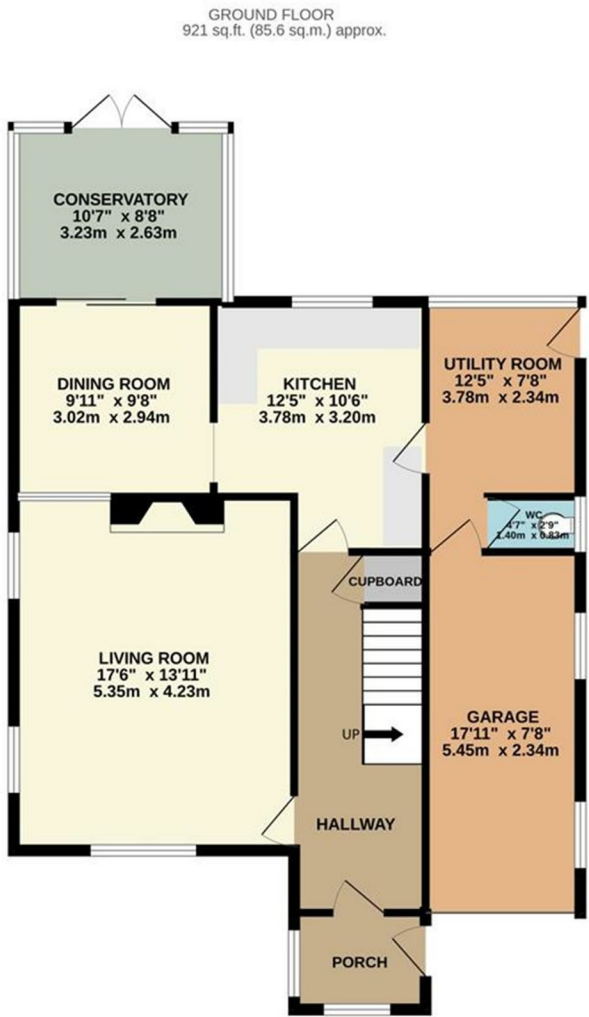
**Garage**  
17'10" x 7'8"  
Up and over garage door. Two windows to the side aspect.

**Outside - Rear**  
Fully enclosed rear garden thriving with a variety of mature trees, shrubs and flowers. Sizeable paved patio area, outdoor lighting and outdoor tap.

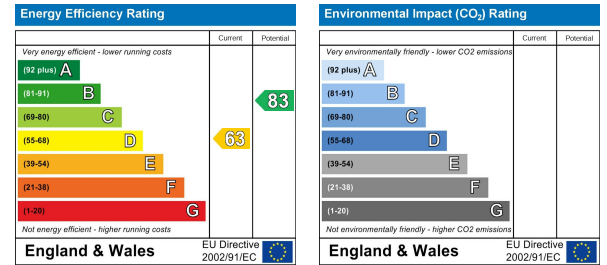
**Outside - Front**  
Extensive driveway creating ample off-road parking. Side pedestrian gate leading to the rear garden.

**Property Information:**  
Maintenance fee - N/A  
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 - 114 SQM  
Parking – Driveway & Garage  
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





51 TOYSE LANE  
TOTAL FLOOR AREA: 1473 sq.ft. (136.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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