



41 Toyse Lane
Burwell, Cambridgeshire CB25 0DF
Guide Price £399,950

41 Toyse Lane, Burwell, Cambridgeshire CB25 0DF

A detached bungalow set within this popular and well served village and offering delightful gardens to rear (approximately 1/5 acre) with far reaching views.

Offering huge scope and potential, the current accommodation includes entrance hall, living room, separate dining room, kitchen, two double bedrooms and family bathroom.

Externally the property offers an extensive driveway and beautifully kept gardens.

The property has 3.5kw of solar panels which currently produce almost as much energy as the property uses in a year and results in an income of over £2000pa tax free - This is 'Net Zero' in operation.

There is an additional adjacent plot of land that is available for sale to make a total area of approximately 0.36 acres

Viewing recommended.

Council Tax Band D (East Cambridgeshire)
EPC (C)

Accommodation Details

Entrance Hall

Front door leading in, doors and access through to:

Living Room 15'11" x 11'10" (4.86m x 3.63m)

Dual aspect room with windows to the front and

side aspects, feature fireplace with marble hearth and surround and timber mantel, television connection point, radiator, carpeted flooring.

Dining Room 15'11" x 11'5" (4.86m x 3.48m)

Feature fireplace with marble hearth, tiled surround and timber mantel, storage cupboard, radiator, window to the side aspect, part glazed door leading through to kitchen.

Kitchen 12'0" x 7'10" (3.66m x 2.40m)

Fitted with a matching range of eye level and base storage units with working top surfaces over, stainless steel sink with drainer and mixer tap over, electric oven with electric hob and extractor hood above, space and plumbing for washing machine, space for under counter fridge and freezer, tiled walls and flooring, door to side aspect, French doors leading out to rear garden.

Bedroom 1 12'7" x 11'10" (3.84m x 3.63m)

Radiator, carpeted flooring, window to front aspect.

Bedroom 2 12'7" x 11'5" (3.84m x 3.48m)

Radiator, carpeted flooring, window to rear aspect.

Bathroom 6'4" x 5'10" (1.95m x 1.80m)

White suite comprising low level WC, hand wash basin and panelled bathtub with shower over and glass screen, tiled walls and flooring, extractor fan, obscured window to the rear aspect.

Outside - Front

Well kept front garden partly laid to lawn

bordered with flower beds and with walled surround, paved driveway leading up to the garage providing ample off road parking, gated access to rear garden.

Outside - Rear

Large rear garden with far reaching views, laid mainly to lawn with a variety of flowers, plants and fruit trees, timber shed and fencing.

Garage 19'9" x 8'2" (6.02m x 2.51m)

AGENTS NOTE

There is adjacent plot of land available by separate negotiation.

GROUND FLOOR
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA : 986 sq.ft. (91.6 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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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| 79 | 92 | | |

England & Wales EU Directive 2002/91/EC

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