



Toates Close, Wilburton, CB6 3SL

CHEFFINS

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Wilburton,
CB6 3SL

3 2 1

Guide Price £399,950

- Spacious Detached Bungalow
- Dual Aspect Lounge
- Refitted Kitchen/Breakfast Room
- 3 Bedrooms (1 Ensuite)
- Parking & Integral Garage
- Generous Un-Overlooked Plot Backing onto Fields
- Cul De Sac Location
- Desirable Village
- Freehold / Council Tax Band D / EPC Rating D

A detached, well-maintained bungalow tucked away in a cul de sac location within the desirable village of Wilburton, perfect for those seeking single-storey living without compromising on comfort or style.

The bungalow benefits from 3 bedrooms, including a master with its own ensuite shower room, a refitted kitchen/breakfast room offering modern amenities, a generous dual-aspect lounge flooding the home with natural light, second well-appointed shower room, a welcoming entrance hall and smart finishes throughout.

Outside the property sits on a generous plot with a front garden laid to gravel, mature shrubs & trees, with off-road parking, together with an Integral single garage equipped with power and lighting. There is a beautifully landscaped rear garden backing onto fields with gravelled areas, inset flower beds, a paved patio, feature pond, garden shed and gated side access.

To fully appreciate all that is on offer, an early viewing is recommended.





LOCATION

Wilburton has a range of village amenities and is conveniently situated less than 2 miles from the larger village of Haddenham and 6 miles from the Cathedral City of Ely. Cambridge is located 11 miles to the South with excellent access to London. Mainline rail services are situated at Ely to Cambridge and London

ENTRANCE DOOR

With door to front, airing cupboard housing hot water tank, cupboard housing the boiler, radiator.

LOUNGE

A dual aspect room with bay window to front, doors to rear leading into the garden, working fireplace, 2 radiators.

KITCHEN / BREAKFAST ROOM

Refitted with a range of base and wall units, cupboards and drawers with work surfaces over, integral double oven, 4-ring electric hob with extractor hood over, 1 1/2 bowl composite sink with mixer tap, plumbing for washing machine, space for tumble drier, radiator and a breakfast bar.

BEDROOM 1

With bay window to rear, fitted wardrobes, radiator. Door to:

ENSUITE

Fitted with 3-piece suite comprising low level WC, vanity

wash hand basin, shower cubicle, window to side and shaver socket, radiator.

BEDROOM 2

With bay window to front, radiator.

BEDROOM 3 / DINING ROOM

A dual aspect room with bay window to front and window to side, radiator.

SHOWER ROOM

Fitted with a 3-piece suite comprising low level WC, wash hand basin, vanity unit, walk-in shower cubicle, window to side, radiator, extractor fan.

OUTSIDE

To the front of the property is an extensive garden laid to gravel with off road parking for 2 cars leading up to an integral single garage. The garage has an up and over door, power and light connected.

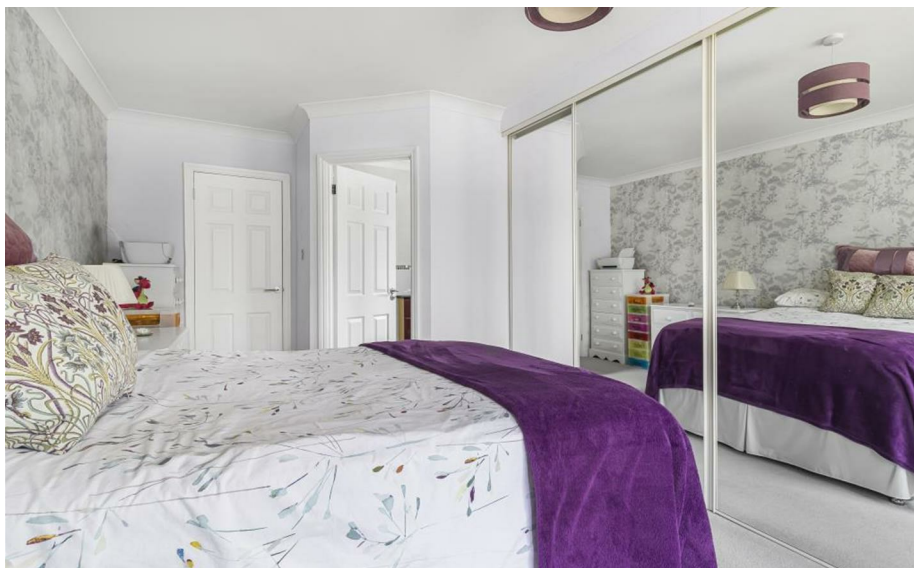
To the rear there is a landscaped gravelled garden with mature

shrubs and plants inset to flower beds, together with a paved patio, feature pond, garden shed and gated access to the front.

VIEWING ARRANGEMENTS

Strictly by appointment with the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

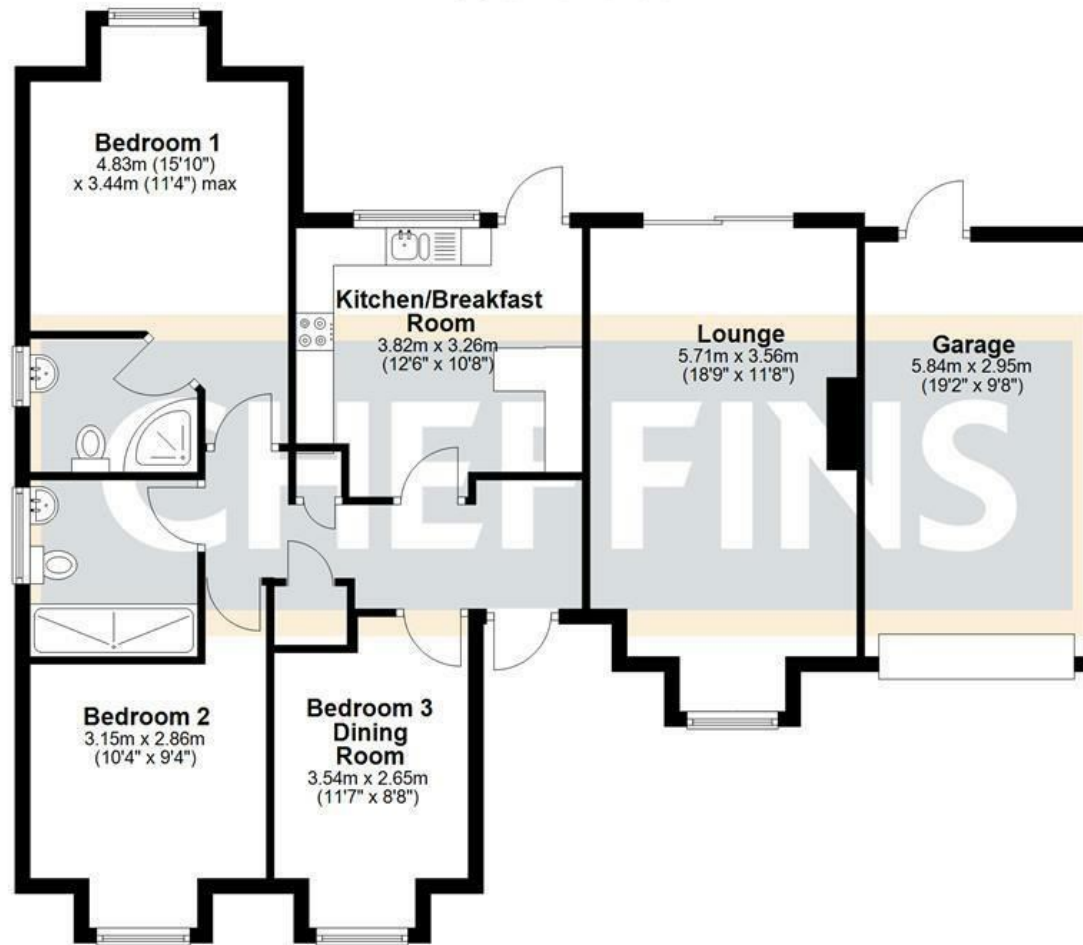
Guide Price £399,950
 Tenure – Freehold
 Council Tax Band – D
 Local Authority – East Cambs
 District Council





Ground Floor

Main area: approx. 89.5 sq. metres (963.9 sq. feet)
Plus garages: approx. 17.2 sq. metres (185.1 sq. feet)



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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

