



Toates Close, Wilburton, CB6 3SL

**CHEFFINS**

# Toates Close

Wilburton,  
CB6 3SL

3 2 1

**Guide Price £415,000**

- Deceptively Spacious Detached Bungalow
- Dual Aspect Lounge
- Kitchen/Breakfast Room
- 3 Bedrooms (1 Ensuite)
- Parking & Integral Garage
- Generous Plot
- Freehold / Council Tax Band D / EPC Rating D

We are delighted to offer to the market this well presented detached bungalow located in the popular village of Wilburton.

The property comprises of entrance hall, dual aspect lounge, refitted kitchen/breakfast room, 3 good size bedrooms the master benefiting from an ensuite shower room, plus a further family shower room as well.

Outside the property there are generous front and rear gardens. The front has been laid to gravel with mature shrubs and trees and includes off road parking leading to an integral single garage. To the rear there is a landscaped gravelled garden with inset shrubs, trees and plants, together with a feature pond and paved patio.

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 front, 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.

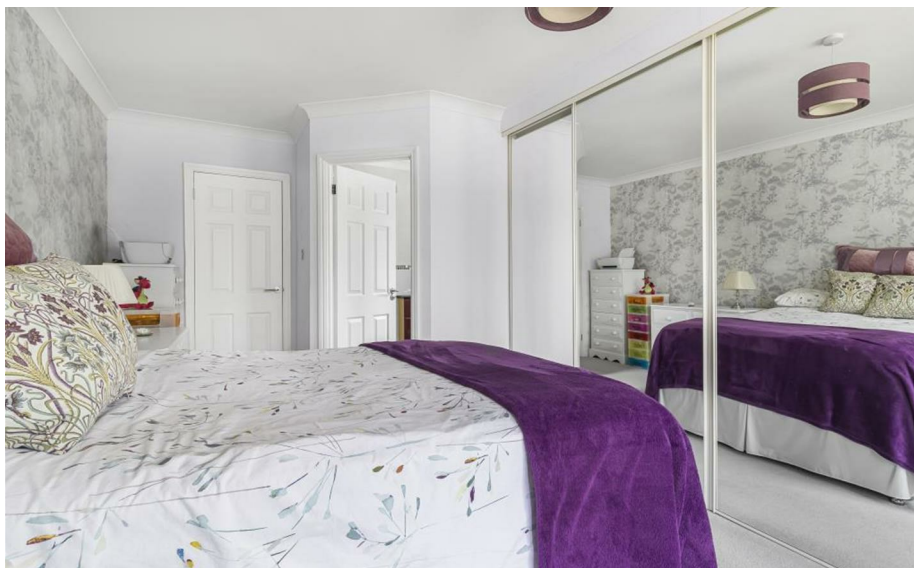
To the rear there is a landscaped gravelled garden with mature

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) <b>A</b>                          |           | <b>83</b>                                                                         |
| (81-91) <b>B</b>                            |           |                                                                                   |
| (69-80) <b>C</b>                            |           |                                                                                   |
| (55-68) <b>D</b>                            | <b>63</b> |                                                                                   |
| (39-54) <b>E</b>                            |           |                                                                                   |
| (21-38) <b>F</b>                            |           |                                                                                   |
| (1-20) <b>G</b>                             |           |                                                                                   |
| Not energy efficient - higher running costs |           |                                                                                   |
| England & Wales                             |           |                                                                                   |
| EU Directive<br>2002/91/EC                  |           |  |

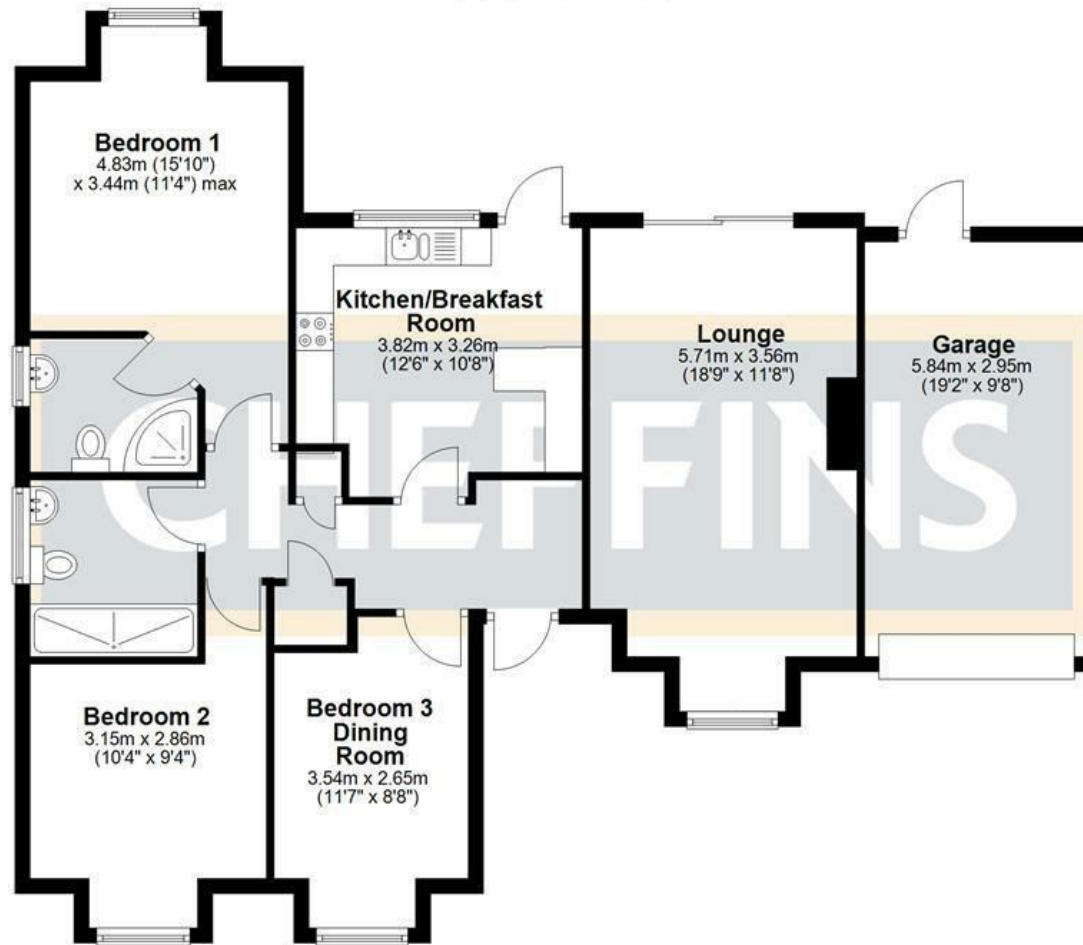
Guide Price £415,000  
 Tenure – Freehold  
 Council Tax Band – D  
 Local Authority – East Cambs  
 District Council





## 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>.

25 Market Place, Ely, CB7 4NP | 01353 654900 | [cheffins.co.uk](http://cheffins.co.uk)

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.

