



Beechwood Avenue, Bottisham, CB25 9BG

CHEFFINS

Beechwood Avenue

Bottisham,
CB25 9BG

4 2 2

Guide Price £550,000

- Detached Family Residence
- Four Bedrooms
- Formal Dining Room
- Seperate Study
- Low Maintenance Rear Garden Enjoying Views Over Fields To The Rear
- Off Road Parking With Garage
- No Onward Chain

An established and expansive detached family residence, offering highly versatile accommodation, nestled in this quiet residential development, backing onto fields, while still occupying a most convenient location to access a wealth of amenities the well served village of Bottisham has to offer, all offered with no onward chain.





LOCATION

Bottisham is a highly sought after and most desirable village, steeped in history and well known for its attractive village centre. The village enjoys a vast range of local amenities, many of which are just a short walk away, including multiple restaurants/eateries, village shop/post office, pharmacy, hairdressers and a public house. A short journey to Cambridge, a university town steeped in history and charm, provides access to a wealth of amenities river frontage. In the other direction lies the popular and well served racing town of Newmarket with a whole host of amenities, including a train station. Another huge attraction to the village itself is the fantastic schooling options available, in particular Bottisham Village College which has recently been rated outstanding by Ofsted as well as ease of access to Cambridge schooling options such as Hills and Long Road sixth form

PANELLED GLAZED ENTRANCE DOOR

leading through into:

ENTRANCE PORCH

with exposed brick walls, tiled flooring, double glazed windows to front aspect and a further timber panelled door leading through into:

ENTRANCE HALLWAY

with stairs rising to first floor accommodation, panelled doors leading to respective rooms.

CLOAKROOM

comprising of a two piece suite with low-level WC with concealed hand flush, hand wash basin with hot and cold mixer tap, tiled surround, timber upstand as well as tiled upstand, tiled flooring and lighting.

STUDY

with original parquet flooring, fitted desk, warm vent and double glazed window to front aspect.

SITTING ROOM

with original parquet flooring, coved ceilings, exposed brick chimney breast with open fireplace, LED downlights, warm vents, tiled up stand and double glaze window to front aspect with a panelled glazed door through to:

DINING ROOM

with original parquet flooring, warm vents, wall mounted lighting, part vaulted ceiling with skylights and double glazed window overlooking garden with panelled glazed door leading through into:

KITCHEN

comprising a collection of both wall and base mounted storage cupboards and drawers, rolltop worksurface, stainless steel sink with hot and cold mixer tap and drainer

to side, tiled splashback, integrated four ring gas hob, concealed extractor hood above, tiled splashback, adjacent to this is an integrated double oven, space and plumbing for dishwasher as well as fridge, storage cupboards including a large pantry cupboard housing warm heating system. double glazed skylights, double glazed windows overlooking garden and a double panelled glazed door through into rear entrance porch.

UTILITY ROOM

with tiled flooring, porcelain hand wash basin with hot and cold taps, space for additional fridge/freezer, space and plumbing for washer and dryer.

FIRST FLOOR**LANDING**

accessed via split level staircase, loft access, vent and double glazed window over the garden and adjacent fields.

FAMILY SHOWERROOM

comprising of a three piece suite; shower cubicle with wall mounted showerhead, glazed shower door, low level WC with concealed dual hand flush, hand wash basin with hot and cold mixer tap, tiled surround, heated towel rail, LED downlights, extractor fan and double glazed window fitted with privacy glass out onto side and front aspect.

BEDROOM 1

with built-in wardrobes, sliding doors, warm vent and double glazed window to front aspect.

BEDROOM 2

with fitted wardrobes, warm vent and double glazed window onto front aspect.

BEDROOM 3

with built-in wardrobe, base mounted desk with drawers and double glazed window overlooking garden.

BEDROOM 4

with built-in wardrobes, warm vent and double glaze window to front aspect.

FAMILY BATHROOM

comprising a four piece suite with panelled bath hot and cold mixer bath tap, tiled splashback, shower cubicle with wall mounted showerhead. glazed sliding door, low level WC with concealed dual hand flush, hand wash basin with hot and cold mixer tap, tiled splashback, wall mounted mirror with light, wall mounted storage cupboard, heated towel rail, inset LED downlights, extractor fan and full width double glazed window overlooking garden and adjacent fields.

OUTSIDE

To the front of the property, it is approached off Beechwood Avenue via a dropped kerb leading onto a tarmac driveway. This in turn leads to a garage accessed via an open and over door to the front and a side entrance door. A wrought iron side gate provides access to the rear garden.

To the rear of the property is a private garden, principally paved, and enclosed via a number of mature shrubs, trees and metal railings, offering views over the fields to the rear. Adjoining the other side of the property is a former kennel which in turn, leads to a workshop, fitted with power and lighting.



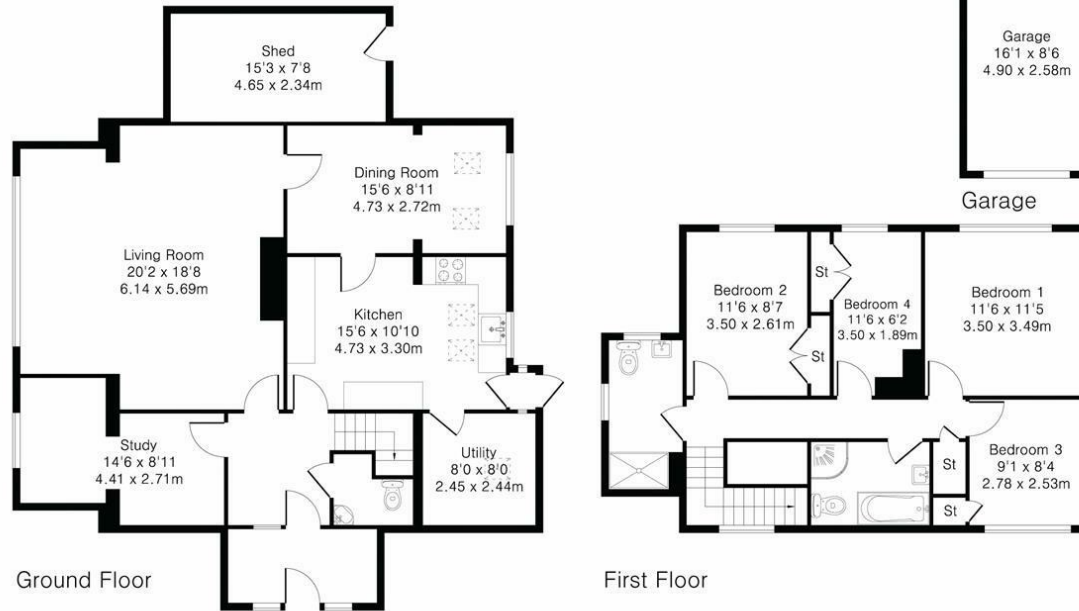
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £550,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - East Cambridgeshire District Council



Approximate Gross Internal Area 1807 sq ft – 168 sq m
 Ground Floor Area 1159 sq ft – 108 sq m
 First Floor Area 648 sq ft – 60 sq m
 Garage Area 136 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.