



Bell Road, Bottisham, CB25 9DF

CHEFFINS

Bell Road

Bottisham,
CB25 9DF

- NO UPWARD CHAIN
- Generous gravel driveway leading to the single garage
- Potential for extension (STPP)
- Sought after village location
- High specification kitchen/ breakfast room

A rarely available and well presented two/ three bedroom detached home situated in a popular location within this sought after village, offering fantastic potential for extension (STPP). The flexible accommodation extends to approximately 1,079 sq. ft. arranged over two floors with the added benefit of driveway parking and a single garage.

3 1 1

Guide Price £425,000





LOCATION

Bottisham is a delightful village just 6 miles east of Cambridge and is well placed for access to the A14 and A1303, as well as Cambridge North Railway Station and the market town of Newmarket. The village benefits from a variety of local amenities including a primary school, secondary school (Ofsted: Outstanding), leisure centre, medical centre, shops and a post office.

GROUND FLOOR**ENTRANCE HALLWAY**

Entrance door, stairs to the first floor, doors to

FAMILY ROOM / BEDROOM THREE

With window to the front aspect, feature fireplace with tiled hearth and wooden mantle

SITTING ROOM

With window to the front aspect, feature fireplace with stone hearth and surround with wooden mantle, under stairs storage cupboard, door to

KITCHEN

With window to the rear aspect, range of matching eye and base level units, quartz counter with under mounted sink with drainer groves, inset four ring electric hob with extractor hood over, integrated oven, under counter integrated fridge, quartz upstand, tiled floor, door to conservatory, door to

UTILITY / BOOT ROOM

With window to the side aspect, wall mounted cupboard, space for appliances

including washing machine, freezer and dishwasher, tiled floor, door to

BATHROOM

With window to the side and rear aspect, suite comprising; low level wc with hidden cistern and eco flush button, inset wash basin with chrome mixer tap over and panelled bath with shower over, tiled walls, heated towel rail

CONSERVATORY

With window to the side and rear aspect, double door to the garden

FIRST FLOOR**LANDING**

With window to the rear aspect, doors to

BEDROOM ONE

With window to the front aspect, large integral wardrobe

BEDROOM TWO

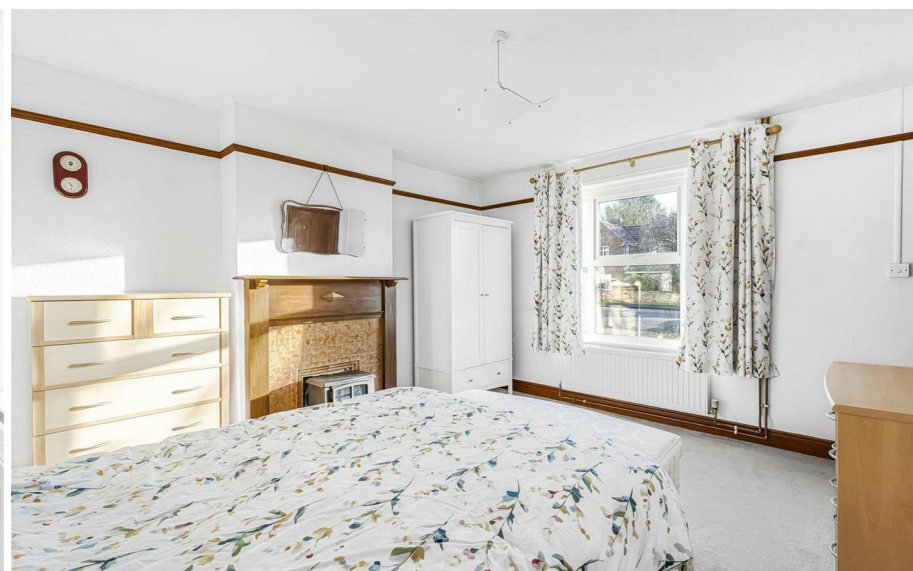
With window to the rear aspect, feature fireplace


OUTSIDE

The rear garden is mostly laid to lawn with a

patio area, outside lights, an external tap, a storage shed and door to the garage.

The front boundary is retained by a mature hedgerow with an opening to the large gravel driveway (access shared with 42a) offering access to both the entrance door and single garage and features a decorative flower bed with a selection of mature shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Guide Price £425,000

Tenure – Freehold

Council Tax Band – D

Local Authority – East Cambridgeshire



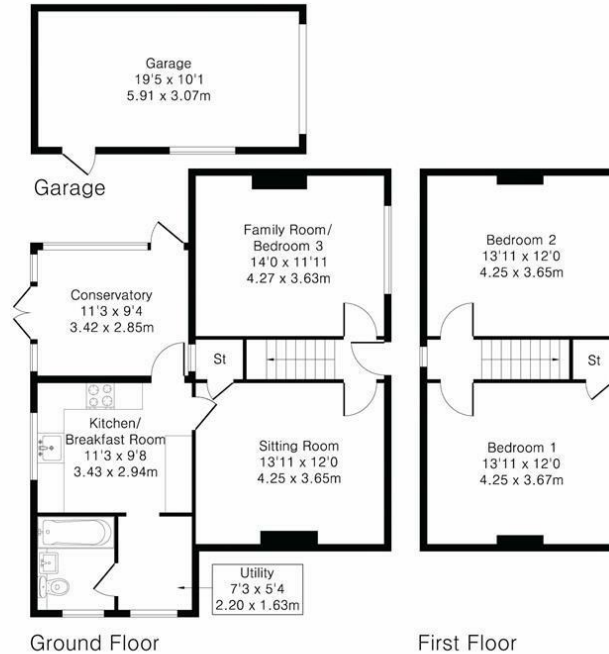


Approximate Gross Internal Area 1079 sq ft - 101 sq m

Ground Floor Area 696 sq ft – 65 sq m

First Floor Area 383 sq ft – 36 sq m

Garage Area 195 sq ft – 18 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 practice. 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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Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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

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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.



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