



Pound Close, Bottisham, CB25 9DT

CHEFFINS

Pound Close

Bottisham,
CB25 9DT

A well-proportioned detached single-storey residence offering immaculately presented accommodation, set privately back from the road with off-street parking, and occupying a convenient position within this well-served and highly regarded village. 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, medical practice, 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. 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 as well as ease of access to Cambridge schooling options such as Hills and Long Road sixth form colleges. The tranquil and rural setting is further enjoyed by the short walk to Anglesey Abbey. The village is also well placed for the commuter, as Cambridge has its own station (7 miles away)(into London within an hour) as well as Cambridge North (6.5 miles away). A short journey to Newmarket also provides access to a station which links between Ipswich and Cambridge. Its also well placed for access to major routes including the A14, A11 and M11 motorway with easy access to the university city of Cambridge and science park. The Village College also provides excellent leisure amenities and the village itself provides an extensive choice of various societies and a wonderful community spirit.

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Guide Price £400,000





STORM PORCH

covering the panelled glazed entrance door fitted with privacy glass and side glazing panel leading into:

ENTRANCE HALLWAY

with wood effect flooring, coved ceiling, loft access, radiator, coat cupboard fitted with railings and shelving, airing cupboard housing hot water cylinder and fitted timber shelving, engineered timber doors leading into respective rooms.

CLOAKROOM

comprising of a two piece suite with low level w.c. with concealed dual hand flush and wash hand basin with hot and cold mixer tap, tiled surround, fitted storage cupboard fitted underneath wash hand basin, tiled flooring, heated towel rail, wall mounted mirror, coved ceiling, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

SITTING ROOM

with coved ceiling, wall mounted air conditioning unit, radiator, double glazed window fitted with privacy glass to side aspect, bay window with double glazed windows out onto front aspect, opening through into:

KITCHEN/DINING ROOM

Kitchen comprising a collection of contemporary wall and base mounted storage cupboards and drawers with composite stone effect work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 4 ring Bosch electric hob with glazed splashback and extractor hood above, space and plumbing for dishwasher, space for American style fridge/freezer, integrated double oven, further storage units include the pull-out corner carousel and all storage cupboards benefit from soft closing feature, tiled flooring, coved ceiling, double glazed window overlooking the garden, opening through into DINING AREA with tiled flooring, radiator, coved ceiling, double glazed window to front aspect, set of double glazed French doors leading out onto patio.

UTILITY ROOM

with rolltop work surface with space and plumbing for washing machine and dryer, wall mounted gas fired boiler providing hot water and heating for the property, wood effect flooring, radiator, coved ceiling, double glazed window fitted with privacy glass out onto rear aspect.

FAMILY SHOWER ROOM

comprising of a three piece suite with large walk-in shower cubicle with wall mounted shower head and glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror cupboard, storage cupboard underneath wash hand basin, heated towel rail, coved ceiling, extractor fan, double glazed window fitted with privacy glass out onto rear aspect.

BEDROOM 1

with full height built-in wardrobes fitted with railings and shelving, coved ceiling, inset LED downlighters, double glazed window overlooking garden.

BEDROOM 2

with coved ceiling, inset LED downlighters, radiator, double glazed window out onto rear aspect.

OUTSIDE

To the front the property is approached off Pound Close via a dropped tarmac kerb leading onto a gravelled driveway. The front garden is principally laid to lawn and enclosed via low level brick wall with well stocked bedding full of mature shrubs and trees, set of timber gates providing an area for bin storage and a timber gate with brick wall and fencing either side leading through into the garden. Paved pathway extends round and provides access to both the front entrance door and the main patio area, with remote controlled awning over patio. The garden itself which is positioned to the side of the property is principally laid to lawn and bordered by well stocked bedding. The patio extends onto a gravelled pathway and leads round to timber storage shed and beyond is a further gravelled pathway which provides access round the entirety of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £400,000

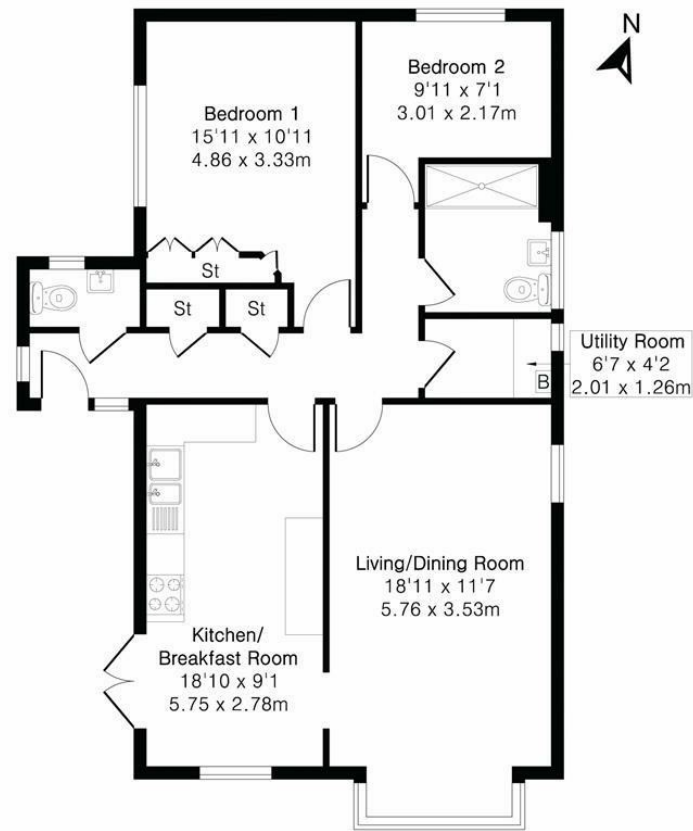
Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambridgeshire District

Council

Approximate Gross Internal Area 882 sq ft - 82 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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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.



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