

pocock & shaw

Residential sales, lettings & management



6 Bell Road
Bottisham
Cambridge
CB25 9DF

A truly impressive four bedroom family home in superb condition, offering a wealth of spacious and tastefully presented accommodation.

The property is ideally positioned nearby excellent village schooling, amenities and transport links.

EPC:TBC

Asking Price: £499,950



The property is in superb condition, attention to detail is evident throughout and the property has been cleverly extended in recent times to provide a delightful family home offering four generous bedrooms, a beautifully appointed kitchen, double aspect sitting room with multi-fuel burner, separate dining room with stove, separate utility room, garden room/snug, and ground floor cloakroom. To the light and airy first floor with four bedrooms, ample storage, a family bathroom and separate shower room.

Bottisham is located about 7 miles east of Cambridge and a similar distance from Newmarket. It is one of the most popular and best served villages in the area with a good range of amenities including a variety of shops, doctors' surgery, primary school and a well regarded Village College which provides secondary education and acts as an important centre for local social and sporting activities. The College has a swimming pool, gym and library which are both open to the public.

This semi detached home is situated on a sizeable mature plot close to the heart of this very well served village and within easy reach of Cambridge City Centre, Cambridge North and the A14/M11 road networks. Having been thoughtfully updated and cared for over the years providing beautifully light and airy spaces to live in and enjoy. With the benefit of a gas fired heating system and new 'A' rated double glazing this wonderful family home must be seen to be fully appreciated.

With the benefit of a gas fired heating system in detail the accommodation includes:-

Ground Floor

Entrance Hall

With an entrance door, window to front aspect, generous storage cupboard, radiator, stairs lead to 1st floor, wood effect laminate flooring.

Dining Room 3.27m (10'9") x 3.20m (10'6")

With a window to front aspect, feature fireplace, radiator, wood effect laminate flooring.

Sitting Room 4.64m (15'3") x 3.22m (10'7")

A delightful room with a superb degree of natural light, two windows to front aspect, radiator, multi-fuel stove, wood effect laminate flooring, TV and aerial points,

Kitchen 4.64m max (15'3") x 5.60m (18'5") max

Beautifully appointed, a superb extended 'L' shaped room, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and directional mixer tap, recessed ceiling lights, fitted

integrated full height larder fridge & freezer, and dishwasher. Two built-in eye level electric fan assisted double ovens, built-in gas hob with extractor hood over, with a window to rear aspect, window to side aspect, further integrated fridge & freezer, storage cupboard, radiator, door to delightfully generous walk in pantry cupboard with shelving and storage, wood effect laminated flooring, door to rear garden.

Utility Room 1.84m (6') x 1.70m (5'7")

Fitted with matching worktop space, plumbing for washing machine, space for tumble dryer, with a window to side aspect, radiator.

Cloakroom

Fitted with a two piece suite comprising low level wc, wash hand basin in vanity unit with storage under, radiator, with a window to side aspect.

Snug / Garden Room 3.40m (11'2") x 3.15m (10'4")

A delightful space with a window to side aspect, double doors to the rear garden, radiator, double door to rear garden, TV and aerial point.

First Floor

Landing

With a window to side aspect, fitted storage cupboard with sliding mirror doors housing the gas fired wall mounted boiler, recessed ceiling lights, access to loft space, carpet flooring.

Bedroom 2 3.40m (11'2") x 3.00m (9'10")

With a window to rear aspect, carpet flooring, TV and aerial point, radiator.

Shower Room

Fitted with a three piece suite comprising tiled shower enclosure with glass screen door, shower attachment over, hand wash basin with mixer tap, low level WC with a window to side, extractor fan, radiator.

Bedroom 3 3.25m (10'8") x 3.22m (10'7")

With a window to front aspect, radiator, fitted carpet flooring.

Bedroom 1 4.65m (15'3") x 3.22m (10'7")

With two windows to front aspect, two radiators, fitted carpet flooring, door to storage cupboard.

Bedroom 4 3.09m (10'2") x 2.50m (8'2")

With a window to rear aspect, radiator, fitted carpet flooring.



Bathroom

Fitted with a three piece suite comprising panel bath with hand attachment and mixer tap, pedestal hand wash basin, low level WC, with a window to side aspect, tiled flooring, radiator.

Outside

To the front of the house is a sweeping block paved driveway providing off road parking, partly enclosed by a wall and timber fence, with a small grassed area and ornamental tree. The driveway extends beside the property leading to the front door and a gated pedestrian pathway leading to the sizeable rear garden predominantly lawned, with a large patio area raised flower bed, two timber garden sheds, brick built store room, the whole bordered by very well stocked flower/shrub borders, a variety of trees and enclosed by fencing.

Services

Mains water, gas drainage and electricity are connected.

Tenure

The property being offered for sale freehold with vacant possession upon completion.

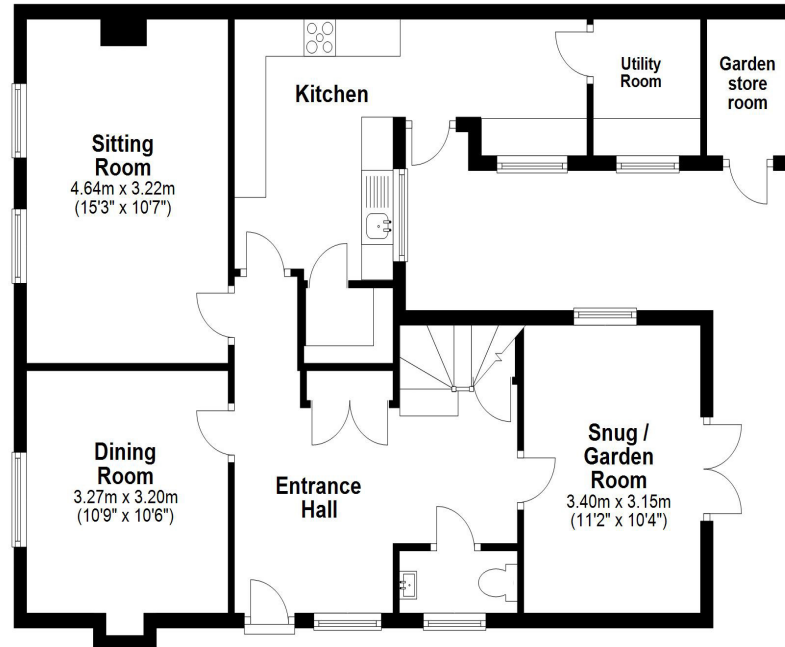
Council Tax Band: C

East Cambridgeshire District Council

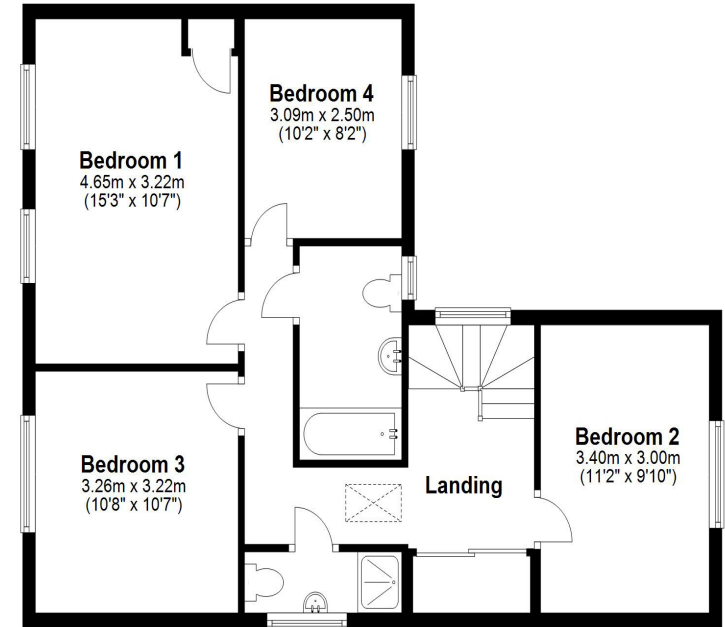
Viewing

Strictly by prior arrangement with Pocock + Shaw. KS

Ground Floor



First Floor



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested