



**Willow Way**  
**Bottisham, CB25 9BS**  
**Offers In Excess Of £410,000**

## Willow Way, Bottisham, CB25 9BS

A well presented, three bedroom link detached family home located in the heart of the village with access to a host of amenities.

Offering spacious accommodation throughout comprising an entrance hallway, lounge/dining room, kitchen, snug/study, cloakroom, three double bedrooms and a family bathroom.

Complete with good size, fully enclosed rear garden, pleasant outlook to the front and garage.

Early viewing is highly recommended.

### Accommodation Details:

Double glazed front entrance door leading through to the:

#### Entrance Hall

Laid wooden style flooring, staircase rising to the first floor, large built in storage cupboard, radiator and door through to the:

#### WC

With low level WC, hand basin, window to front aspect.

#### Lounge/Diner 21'11" x 16'9" (6.70 x 5.12)

Generous sized lounge with TV connection point, radiator, window to the front aspect and French style doors out to the rear garden.

#### Kitchen 13'9" x 8'10" (4.21 x 2.71)

Fitted with a range of matching eye and base level storage units and working tops over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, space for fridge/freezer, built in induction hob, double oven and dishwasher, tiled flooring, window to the rear aspect.

#### Snug/Study 20'11" x 4'11" (6.39 x 1.52 )

Laid wooden style flooring, window and door to the side aspect.

#### First Floor Landing

Airing cupboard, window to the side aspect and door through to:

#### Bedroom 1 12'7" x 10'11" (3.85 x 3.34)

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

#### Bedroom 2 13'1" x 8'11" (4.00 x 2.73)

Double bedroom with radiator and window to the rear aspect.

#### Bedroom 3 9'8" x 8'11" (2.95 x 2.74 )

Double bedroom with radiator and window to the rear aspect.

#### Bathroom 9'3" x 5'6" (2.83 x 1.69)

Four piece bathroom suite comprising of a low level WC, wash basin with vanity drawers under, panelled bath, enclosed shower cubicle, tiled walls and obscured window to the front aspect.

#### Outside - Front

Predominantly laid to lawn frontage with mature shrubs and paved pathway leading up to the front entrance.

#### Outside - Rear

Fully enclosed rear garden with lawn area, paved patio seating area, raised flower bed, timber garden shed, outdoor tap and side pedestrian gate.

#### Garage 15'5" x 8'11" (4.72 x 2.74)

With up and over door.

### PROPERTY INFORMATION

Maintenance fee - Approx. £75 per annum

EPC - D

Tenure - Freehold

Council Tax Band - D (East Cambridgeshire)

Property Type - Link detached

Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan

Square Meters - 110SQM

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Superfast available,  
Max 80Mbps download, 20Mbps upload

Mobile Signal/Coverage – Good

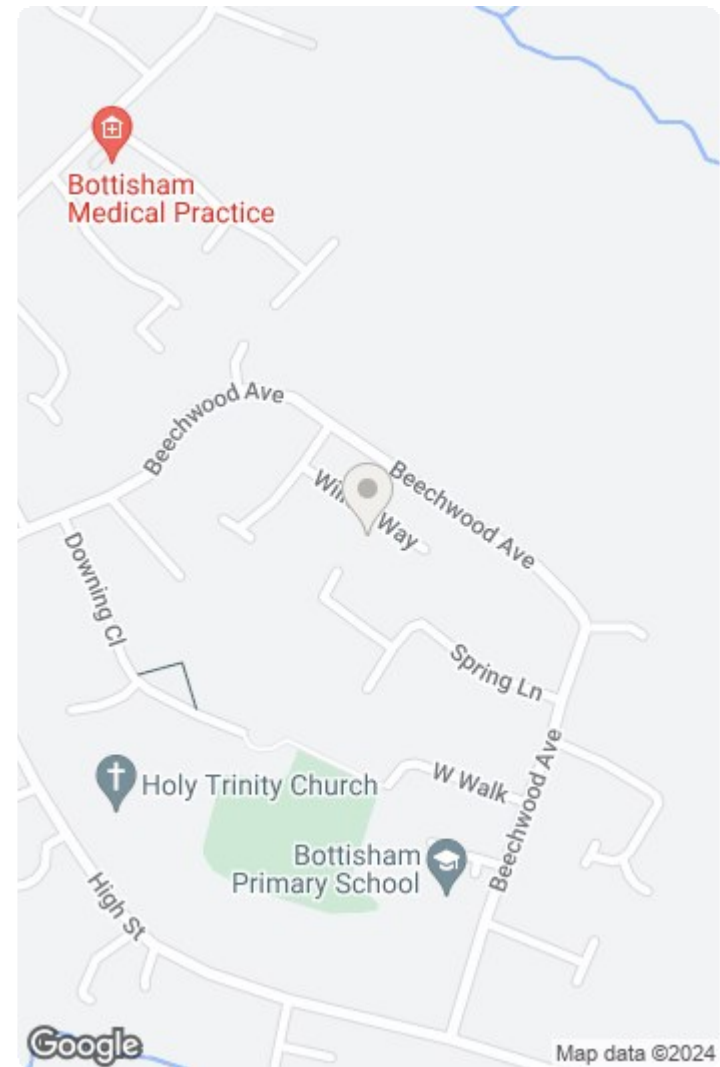
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR  
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 79 (Current), 57 (Potential)  
Environmental Impact (CO<sub>2</sub>) Rating: A (Current), G (Potential)

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

