



Botha Close, Upper Cambourne Cambridge
£475,000 **Freehold**

**Sharman
Quinney**

Key Features



- Downstairs Cloakroom
- Sought after location overlooking the green
- Single Garage and Driveway
- Versatile Layout
- Generous Lounge with Bay window

In this quiet sought after location within Upper Cambourne this family home is located perfectly. Close to local Schools and Amenities. This home also boasts being on the doorstep to Sirius Lake and the Cambourne Nature Reserve, perfect for dog walkers and young families. Public transport is very well connected within the area and major road links take you into Cambridge in approximately 20 minutes. The nearest main line train station is St Neots, approximately 8.5 miles away, where you can get a direct train to Kings Cross within 43 minutes.

Ground Floor

Entrance Hall
Leading to;



Cloakroom

Window to front, wash hand basin, WC, tiled splash back, radiator,

Lounge - 20' 1" Max x 11' Max (6.12m Max x 3.35m Max)

Full length window to front.

Dining Room - 7' 10" 0 x 9' 10" Max (2.39m 0 x 3.00m Max)

French door to rear.

Kitchen - 9' 6" x 10' 11" Max (2.90m x 3.33m Max)

Fitted with a range of matching wall and base units, integrated dishwasher and fridge/freezer, plumbing for washing machine, wind window to rear.

First Floor

Master Bedroom - 10' 10" Max x 10' 8" Max (3.30m Max x 3.25m Max)

Balcony with patio door to front and double built in wardrobe.

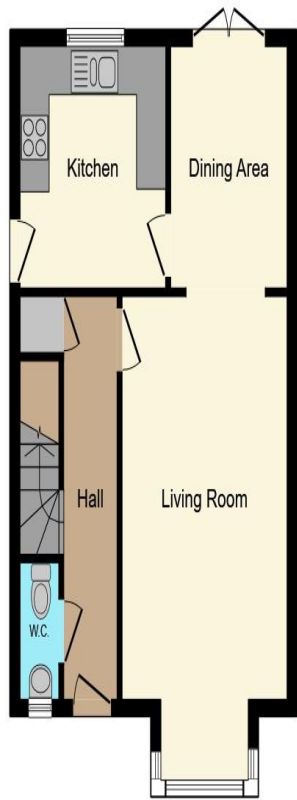
En-Suite

Double shower cubicle, wash hand basin, WC and window to front.

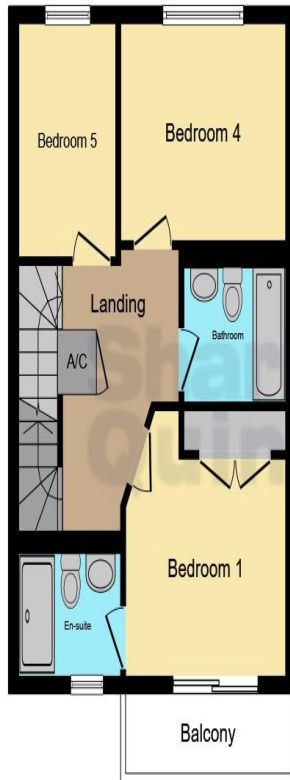
Bedroom Four - 11' 4" x 9' (3.45m x 2.74m)

Window to rear.





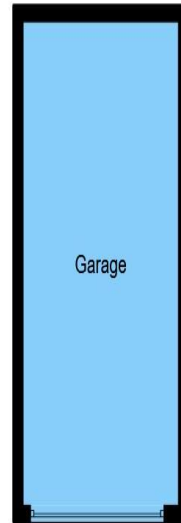
Ground Floor



First Floor



Second Floor



Garage

Bedroom Five - 9' 6" x 6' 9" (2.90m x 2.06m)
Window to rear.

Bathroom

Fitted with a three-piece suite comprising of a bath with overhead shower, wash hand basin and WC.

Second Floor

Bedroom Two - 11' x 9' 6" (3.35m x 2.90m)
Window to rear.

Bedroom Three - 14' 9" Max x 10' 8" (4.50m Max x 3.25m)
Two Velux windows to front, eaves storage, restricted head height.

Shower

Fitted with a three-piece suite comprising of a shower cubicle, wash hand basin, WC and window to rear.

Outside

Rear Garden

Fence and wall surround, decking area, patio


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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