



2 Tunbridge Lane
Bottisham, Cambridgeshire CB25 9DU
Offers over £425,000

MA
Morris Armitage
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2 Tunbridge Lane, Bottisham, Cambridgeshire CB25 9DU

Guide Price £425,000 - £450,000

Offered for sale with no onward chain, Morris Armitage are delighted to offer for sale this individually built and spacious detached family home located at the heart of this picturesque and sought after village with a superb range of local amenities and Bottisham Village College. Easily accessible to Cambridge, Newmarket, Cambridge North

Railway Station, Science and Business Parks and the A14/M11.

Accommodation in brief comprises entrance hall, living room open plan to the dining room, kitchen, utility room, a ground floor double bedroom and a family bathroom. To the first floor are two further double bedrooms (ensuite and walk-in wardrobe to master bedroom) and a storage room. Complete with gas fired central heating and double glazing throughout.

The property benefits from generous sized block paved driveway with ample space for several vehicles. To the side of the property there is a private garden with patio seating areas with flower borders and beds.

Viewing at the earliest opportunity is strongly recommended. To view, please call our Cambridge office and request for Jordan Smith.

Accommodation Details

Entrance Hall

Staircase rising to first floor, understairs storage cupboard and access to living room, dining room, bedroom 2, kitchen, bathroom and garage.

Living Room 15'11" x 11'11" (4.87m x 3.64m)

Bay window to front aspect, window to side aspect, fireplace with brick hearth, radiator and open archway leading to dining room.

Dining Room 9'5" x 9'2" (2.89m x 2.81m)

Sliding double doors to garden and radiator.

Kitchen 16'11" x 10'2" (5.18m x 3.12m)

Fitted with a matching range of eye and base level storage units with work top surfaces over, one and a half sink and drainer, 4 ring gas hob with extractor hood over, double oven. Tiling to splashback areas, breakfast bar area, radiator and two windows to side aspect. Door to utility room.

Utility Room

Fitted with sink and drainer, wall-mounted boiler, built-in storage units, window to rear aspect, plumbing for washing machine and space for dryer. Access to rear passageway.

Bedroom 2 11'2" x 10'4" (3.41 x 3.16)

Window to rear aspect, built-in wardrobe and radiator.

Bathroom

Suite comprising separate low level W/C, vanity wash hand basin, pedestal wash hand basin, corner bath, separate cubicle shower, towel rail and two obscured windows to side aspect.

First Floor

Landing

Window to side aspect, storage cupboard housing water tank, radiator and loft hatch. Doors leading to master bedroom, bedroom 3, storage space and walk-in storage room.

Master Bedroom 13'10" x 10'11" (4.24m x 3.33m)

Walk-in wardrobe, windows to side and front aspect, radiator and access to ensuite.

Ensuite Shower Room

Refitted suite comprising low level W/C, walk-in integrated shower, pedestal wash hand basin, heated towel rail, extractor fan, tiling to splash back areas and flooring and window to side aspect.

Bedroom 3 10'3" x 10'2" (3.14m x 3.11m)

Built-in wardrobe, radiator and window to side aspect.

Walk-In Storage Room

Work top surfaces and shelving units. Power and lighting.

Outside

Driveway leading to front of property with ample space for parking. Gated side access to garden and gated side access leading to workshop. The garden comprises of patio and laid to lawn along with storage shed and flower beds.

Garage

Up and over door, power and lighting.

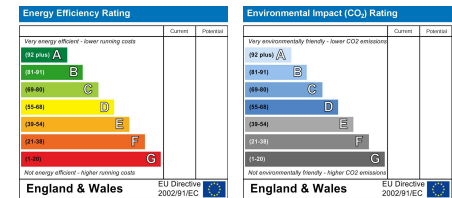
Workshop

Work top surfaces, window to side aspect, access to side passageway. Power and lighting.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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