



MA
Morris Armitage
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for sale

**Thomas Christian Way
Bottisham, Cambridgeshire CB25 9DX
Offers In Excess Of £565,000**

MA
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01638 560221
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Thomas Christian Way, Bottisham, Cambridgeshire CB25 9DX

A modern and detached family home, offered for sale with the distinct advantage of NO ONWARD CHAIN which stands at the end of a quiet cul-de-sac in this highly regarded and sought after village.

Delightfully positioned with a lovely aspect to the side overlooking farmland, the property boasts accommodation to include an entrance hall, sitting room with featured open fireplace, dining room, kitchen/breakfast room, conservatory, study, utility room, four generous size bedrooms (with en-suite to the master bedroom) and a family bathroom.

Externally the property offers a fully enclosed rear garden offering a good degree of privacy, extensive patio area, parking and double garage.

The village of Bottisham is only a few miles from Cambridge and has easy access to A14 and Stanstead. The village is served with a variety of amenities including shops, GP surgery and Bottisham Village College. Life in the village always seems to be enjoyed.

Viewing is highly recommended.

EPC D
Council Tax Band F (East Cambridgeshire)

Entrance Hall

With staircase rising to first floor and window to the front aspect.

Sitting Room 18'0" x 12'1" (5.50 x 3.70)

Spacious living room with featured fireplace and stone surroundings, radiator, TV connection point, window to the side aspect and French doors out through to the conservatory.

Kitchen 13'8" x 11'5" (4.19 x 3.49)

With a range of both eye and base level storage units with working tops over, stainless steel sink with drainer and mixer tap, integrated fridge/freezer, double oven,

dishwasher and five ring hob with extractor fan, fitted breakfast bar, tiled splashback areas and windows to the rear aspect.

Utility

Fitted with storage cupboard with working tops over, stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted boiler, window to the side aspect and door through to the rear garden.

Dining Room 13'2" x 10'5" (4.02 x 3.20)

With box window to the front aspect, window to side aspect and radiator.

Study 7'10" x 7'7" (2.39 x 2.33)

With windows to the side aspect and radiator.

Cloakroom

With low level WC, wash hand basin with tiled splashback, tiled flooring and radiator.

Conservatory 11'3" x 10'1" (3.44 x 3.08)

Part bricked conservatory with double glazed windows, polycarbonate roof, lighting and double doors leading out to the rear garden.

First Floor Landing

With storage cupboard housing water tank and access to loft.

Bedroom 1 14'1" x 10'5" (4.30 x 3.20)

With radiator, window to the front aspect and door through to the ensuite.

En-Suite

Comprising three piece suite with wash hand basin with vanity, low level WC, enclosed shower cubicle, heated towel rail and window to the front aspect.

Bedroom 2 11'11" x 11'2" (3.65 x 3.41)

With radiator and windows to the front and side aspects.

Bedroom 3 10'5" x 9'4" (3.20 x 2.86)

With radiator and window to the rear aspect.

Bedroom 4 9'10" x 9'3" (3.01 x 2.82)

With radiator and window to the rear aspect.

Bathroom

Comprising three piece suite with low level WC, hand wash basin with mixer tap and bath with shower attachment over.

Double Garage

With two up and over doors, power & lighting

Outside - Rear

Fully enclosed garden laid partly to lawn with paved seating area, timber garden shed, mature shrubs and trees.

Outside - Front

With block paved driveway leading to to the double garage, outside lighting and side gate access to rear garden.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached house

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 130 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

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

Mobile Signal/Coverage – Good

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

GROUND FLOOR
1208 sq.ft. (112.2 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 1936 sq.ft. (179.8 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.
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Energy Efficiency Rating	Current	Target	Environmental Impact (CO ₂) Rating	Current	Target
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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