



**West Walk**  
**Bottisham, CB25 9BH**  
**Guide Price £420,000**

## West Walk, Bottisham, CB25 9BH

Conveniently located in the heart of the village and just footsteps from the primary school, a spacious four bedroom semi-detached family home.

Offering well presented accommodation comprising an entrance porch, sitting/dining room, kitchen, family room/bedroom four to the ground floor and to the first floor, three double bedrooms and a family bathroom and separate WC.

Complete with pleasant rear gardens and driveway parking.

Council Tax C (East Cambridgeshire)  
EPC (D)



### Accommodation Details:

#### Entrance Hall

With windows to the side aspect and door through to the:

#### Sitting/Dining Room 22'3" x 13'9" (6.80 x 4.20)

Spacious living room with radiator, TV connection point, window to the the front aspect and double glazed sliding door out to the garden.

#### Kitchen 10'2" x 8'10" (3.10 x 2.70)

Fitted with both eye and base level storage units and working tops over, integrated oven with induction four ring hob, stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine and fridge/freezer, tiled splashback areas and window to the rear aspect.

#### Inner Hall

With storage shelving, radiator and door put to the rear garden.

#### Family Room/Bedroom 4 15'5" x 8'6" (4.70 x 2.60)

With radiator and window to the side aspect.

#### First Floor Landing

With radiator and window to the side aspect.

#### Bedroom 1 12'1" x 11'5" (3.70 x 3.50)

Double bedroom with radiator and window to the front aspect.

#### Bedroom 2 12'1" x 10'2" (3.70 x 3.10)

Double bedroom with radiator and window to the rear aspect.

#### Bedroom 3 11'1" x 8'2" (3.40 x 2.50)

With radiator and window to the front aspect.

#### WC

Comprising low level WC, wash basin with vanity under, part tiled walls, tiled flooring and window to the rear aspect.

#### Bathroom

Three piece suite comprising of low level WC, wash basin, panel sided bath with shower attachment, tiled walls and flooring, airing cupboard and window to the rear aspect.

#### Outside - Rear

Well maintained fully enclosed garden boarded with mature flowers and shrubs, paved patio seating area, lawn area, outdoor tap and timber garden shed.

#### Outside - Front

Bloc paved driveway with electric car charging point and side pedestrian gate to the rear garden.



GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82 (A)	64 (D)	82 (A)	
75-81 (B)		75-81 (B)	
69-74 (C)		69-74 (C)	
63-68 (D)		63-68 (D)	
55-62 (E)		55-62 (E)	
49-54 (F)		49-54 (F)	
41-48 (G)		41-48 (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

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