



**Wisbeach Close**  
**Bottisham, CB25 9DY**  
**Guide Price £395,000**

## Wisbeach Close, Bottisham, CB25 9DY

A modern linked detached family home, offered for sale with NO ONWARD CHAIN, standing towards the end of a select development and nestling on the edge of this ever requested and sought after village.

Bottisham is a village only a few miles from the City of Cambridge and offers an appealing mix of shops and amenities. The village benefits from excellent schooling and Bottisham Village College is within striking distance of the home. Life in the village always seems to be enjoyed.

Rather deceptive and offering sizeable rooms throughout, this property offers accommodation to include entrance hall, living room, kitchen/dining room, cloakroom, three double bedrooms ( ensuite to master ) and a family bathroom.

Externally the property offers a fully enclosed rear garden and integral garage with additional parking.

Offering outstanding value for money – viewing is recommended.



### Accommodation Details:

Fully glazed entrance door though to the:

#### Entrance Hall

Staircase rising to the first floor with storage cupboard under and door through to the:

#### Living Room 16'0" x 10'6" (4.90 x 3.22)

Spacious living room with TV connection point, radiator, window and French style doors to the rear aspect.

#### Kitchen/Diner 17'0" x 8'8" (5.20 x 2.66 )

Fitted with a range of matching eye and base level storage units with working tops over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated oven and gas burner hob with extractor hob, space for fridge and washing machine, tiled flooring and bay window to the front aspect.

#### WC

Low level WC, wash basin and obscured window to the front aspect.

#### First Floor Landing

Airing cupboard and door through to the:

#### Master Bedroom 16'4" x 10'0" (5.00 x 3.07 )

Double bedroom with radiator, two windows to the rear aspect and door through to the:

#### Ensuite

Low level WC, wash basin, enclosed shower cubicle and window to the side aspect.

#### Bedroom 2 16'4" x 7'5" (5.00 x 2.28 )

Double bedroom with radiator and two windows to the front aspect.

#### Bedroom 3 16'0" x 7'9" (4.90 x 2.38)

Double bedroom with radiator and window to the rear aspect.

#### Family Bathroom

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath, part tiled walls and window to the side aspect.

#### Outside - Rear

Fully enclosed rear garden with paved patio area, lawn area, outdoor lighting and side pedestrian gate.

#### Outside - Front

Mostly laid to shingle frontage with path leading up to the front entrance. Paved driveway and garage.

#### Garage

With metal up and over door.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-detached house

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

Square Meters - 96 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available,

67Mbps download, 14Mbps upload

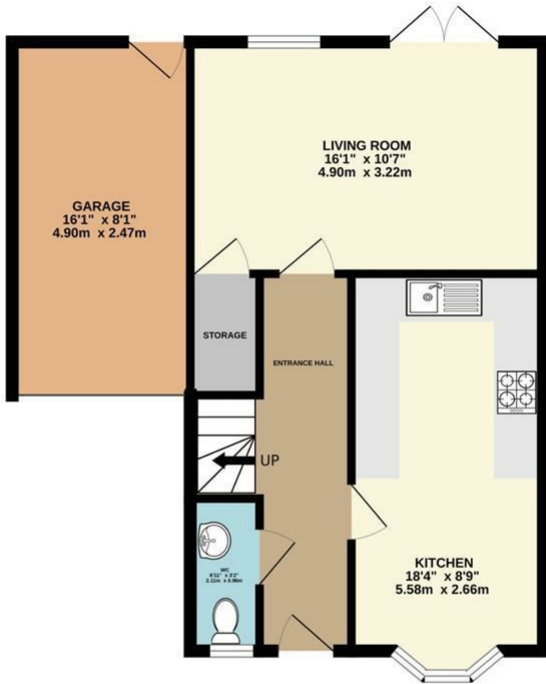
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants –

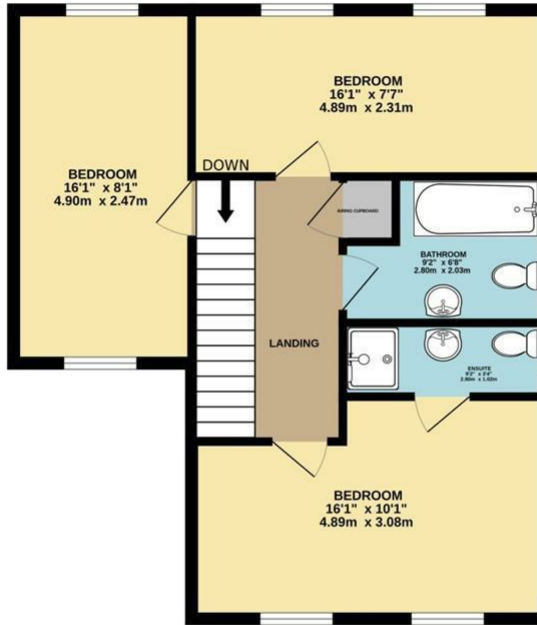
None that the vendor is aware of



GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



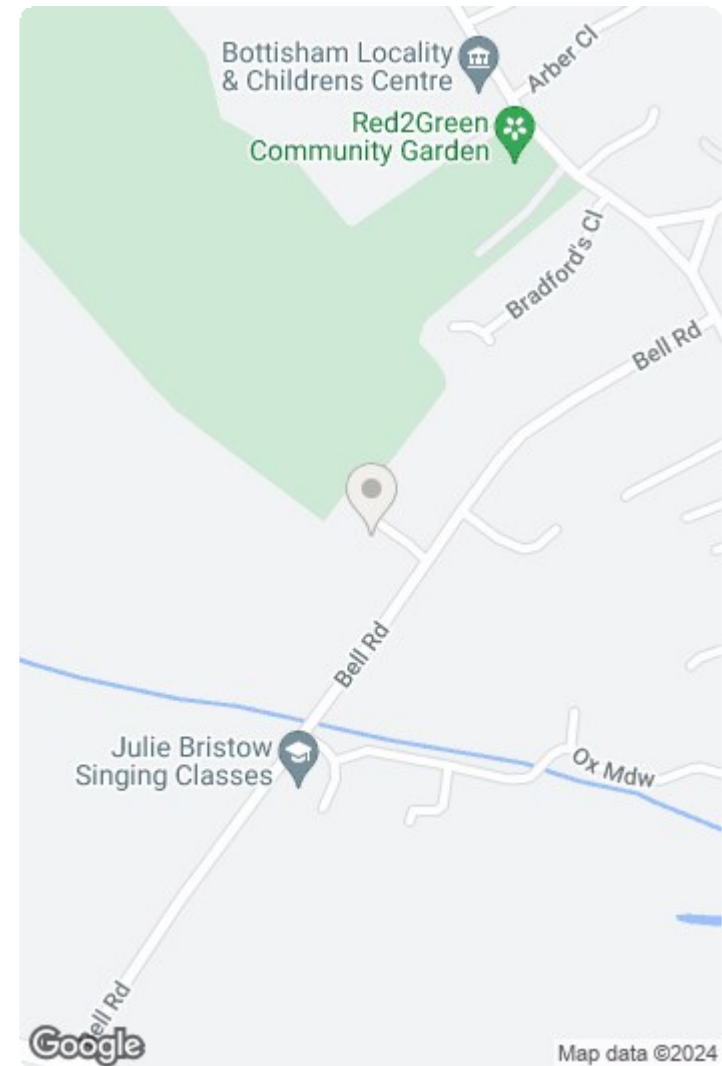
1ST FLOOR  
575 sq.ft. (53.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1155 sq.ft. (107.3 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	87		
<p>Very energy efficient - lower running costs</p> <p>A (91-100)</p> <p>B (81-90)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (91-100)</p> <p>B (81-90)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

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