



Beechwood Avenue, Bottisham
Bottisham, CB25 9BG
Guide Price £550,000

MA
Morris Armitage

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Beechwood Avenue, Bottisham, CB25 9BG

A modern and detached family home standing within this highly regarded residential area and offered for sale with no onward chain.

Offering huge potential and enjoying light and airy accommodation throughout, this property boasts accommodation to include living room, kitchen/dining area, study, utility room, rear lobby, four bedrooms and a family bathroom.

Externally the property offers a detached garage and a fully enclosed garden.

EPC (D) Council Tax E (East Cambs)

Accommodation Details:

Double glazed front entrance door leading through to the:

Porch

Laid tiled flooring and opening through to the:

Entrance Hall

Laid wooden style flooring, staircase rising to the first floor and access through to the:

Kitchen Area

10'1" x 12'7"

Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splash back areas, inset stainless steel sink and drainer with mixer tap, integrated oven and four-ring gas hob with extractor hood above, space for a washing machine and fridge. Window to the side aspect and opening through to the:

Dining Area

10'2" x 10'6"

Radiator and sliding doors out to the rear garden.

Living Room

11'0" x 23'11"

Spacious living room with featured electric fireplace and mantel, TV connection point, two radiators, large bay fronted window and double doors through to the dining area.

WC

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

Utility Room

14'8" x 7'1"

Fitted units, working surfaces, inset stainless steel sink and drainer, space for a washing machine and fridge/freezer. Tiled flooring and window to the rear aspect.

Study

8'0" x 7'7"

With radiator and window to the front aspect.

Rear Lobby

Rear external door out to the garden.

First Floor Landing

Access to loft space, radiator and large window to the side aspect.

Bedroom 1

10'11" x 12'5"

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

Bedroom 2

10'11" x 8'2"

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

Bedroom 3

10'2" x 8'11"

Double bedroom with radiator, window to the rear aspect and opening through to a shower area with pedestal hand basin and enclosed shower cubicle.

Bedroom 4

11'0" x 7'10"

With radiator and window to the front aspect.

Bathroom

6'4" x 8'0"

Three piece white suite comprising a low level WC, pedestal hand basin, panelled bath, heated towel rail, tiled flooring, part tiled walls and obscured window to the rear aspect.

Outside - Rear

Established, generous sized rear garden with extensive paved

patio and steps down to the lawn area. Accompanied by a variety of mature shrubbery and stunning views overlooking the open fields.

Outside - Front

Driveway leading up to the garage creating ample off-road parking.

Garage

18'0" x 16'4"

Window to the rear and side external door.

Property Information:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - E (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 138 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download,

1000Mbps upload

Mobile Signal/Coverage – Ofcom advise limited on certain

networks

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

is aware of

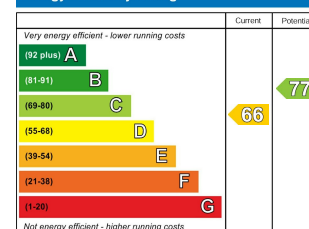


Total area: approx. 169.8 sq metres (1827.8 sq feet)

Drawings are for guidance only
Plan produced using PlanIt

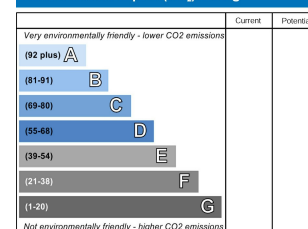


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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