



**Beechwood Avenue, Bottisham**  
**Cambridge, CB25 9BE**  
**Offers Over £500,000**

**MA**  
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# Beechwood Avenue, Cambridge, CB25 9BE

A superb detached modern bungalow standing on the edge of this popular and highly regarded village and within only a few miles of the City of Cambridge.

Rather deceptive and offering light and airy room throughout, this property has been updated and improved and offers accommodation to include entrance porch, sitting room, refitted open plan kitchen/living area, utility room, three good bedrooms (ensuite to master & dressing area ) and a family bathroom.

Externally the property offers a fully enclosed partly walled garden and extensive, well stocked garden and garage facilities.

No chain – viewing highly recommended.

## About Bottisham:

Bottisham is a charming village located about five miles northeast of Cambridge, England, known for its picturesque surroundings and community atmosphere. The village boasts several amenities, including a primary school, secondary school, local shops such as a convenience store, a bakery, and a pub, offering a taste of community life. Nearby, you'll find Bottisham's recreational facilities, including sports clubs and green spaces. The village benefits from excellent transport links, making it accessible to larger towns and cities, with Cambridge city centre reachable within a 15-minute drive, and easy access to nearby locations such as Newmarket (approximately 10 miles away) and Ely (around 12 miles).

## Hallway

With laid wooden style flooring, radiator and door leading through to the cloakroom and:

## Kitchen/Living Area

23'3" x 21'8" max

Open plan kitchen/living area with a range of fitted eye and base level storage units with working surfaces over, tiled up stands, inset stainless steel sink and drainer with mixer tap over, kitchen island and storage cupboard housing the hot water cylinder. Integrated appliances to include a double NEFF oven, NEFF induction hob with extractor hood above, fridge and dishwasher.

Laid wooden style flooring, radiators, two skylights, window to the front aspect, double door out to the rear garden and a further sliding door to the side aspect.

## Sitting Room

19'11" x 13'11"

Good sized living room with featured fireplace, TV connection point and bay fronted window.

## Utility Room

7'10" x 10'0"

Fitted with storage units and working surfaces over, inset stainless steel sink and drainer with mixer tap over, tiled upstands, space and plumbing for a washing machine, tumble dryer and fridge. Rear external door.

## Rear Hallway

With access though to the bedrooms and bathroom. Radiator, cupboard housing the wall mounted gas boiler and windows to the side aspect.

## Bedroom 1

14'0" x 9'10"

Double bedroom with radiator, window and external door to the side aspect and door through to the dressing room and ensuite.

## Dressing Room

Large sliding mirrored door wardrobes, radiator and window to the side aspect.

## Ensuite

Four piece bathroom suite comprising a concealed WC, hand basin with vanity cupboards under, panelled bath, walk-in shower unit, part tiled walls and obscured window to the side aspect.

## Bedroom 2

9'11" x 10'0"

Double bedroom with radiator and window to the side aspect.

## Bedroom 3

9'11" x 7'11"

With radiator and window to the side aspect.

## Bathroom

Three piece bathroom suite comprising a concealed WC, hand basin with vanity cupboards under, panelled bath with wall mounted shower and glass screen, part tiled walls, heated towel rail and obscured window to the side aspect.

## Outside - Rear

To the left is a enclosed laid to lawn garden bordered with a variety of mature shrubs and flowers, paved patio seating area. Side pedestrian gate.

To the right hand side of the property is a enclosed courtyard style garden with raised decked area and timber built garden shed.

## Outside - Front

Ample off-road parking with garage. Laid to lawn frontage with hedging.

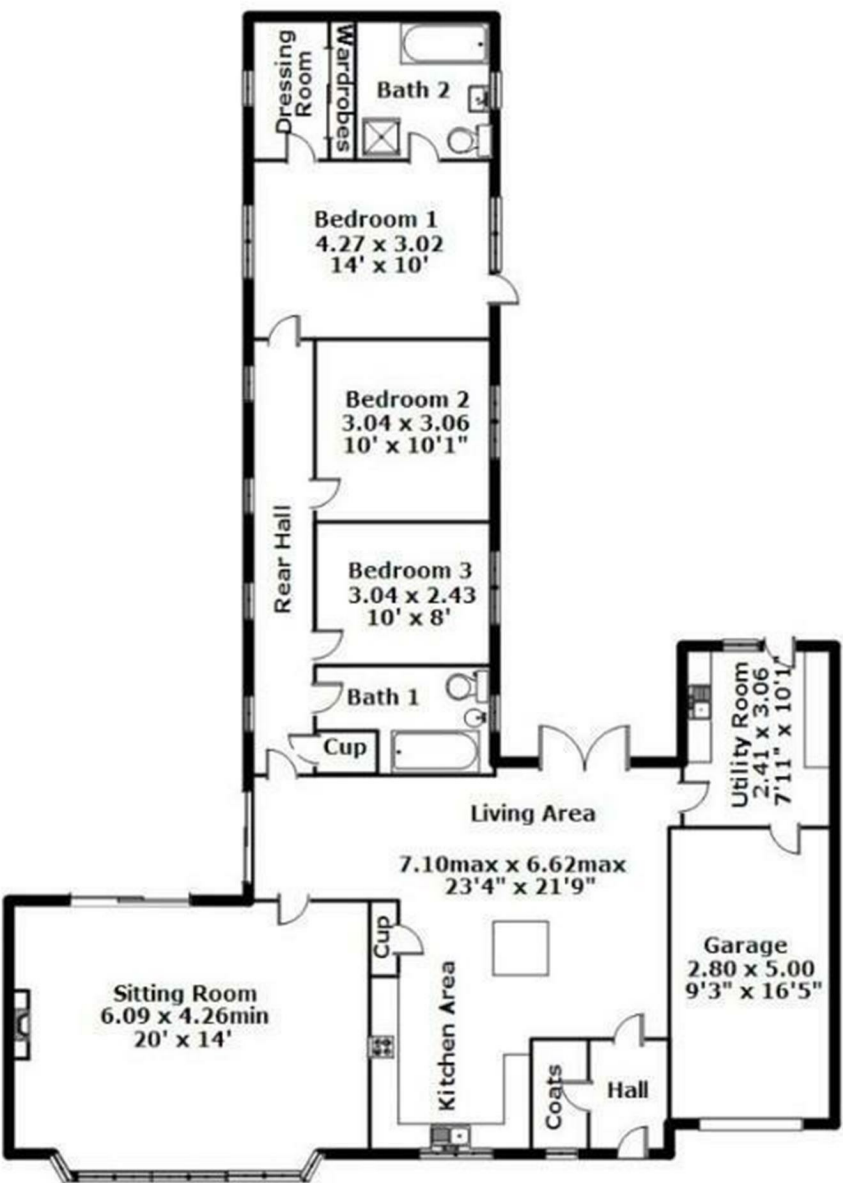
## Garage

9'2" x 16'4"

With Hörmann automatic roller garage door, power and light.

## Property Information:

Maintenance fee - There is an annual fee of £80 to Park Estates for mowing of the grass verges etc.  
EPC - E  
Tenure - Freehold  
Council Tax Band - E (East Cambs)  
Property Type - Detached Bungalow  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 133 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 likely/limited on certain networks  
Rights of Way, Easements, Covenants – None that the vendor is aware of



Approx. Gross Internal Floor Area 129 sq m/1,388 sq ft  
For Illustrative Purposes Only-Not To Scale



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
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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