



**High Street, Bottisham CB25 9BA**

**Guide Price £650,000**

**MA**  
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# High Street, Bottisham CB25 9BA

An opportunity to purchase a substantial detached bungalow superbly nestling in the heart of this well served and thriving village and enjoying delightful mature gardens.

This impressive property offers sizeable and generous rooms throughout and boasts accommodation to include spacious entrance hall, living room/dining room, kitchen/breakfast room, three bedrooms (ensuite to master) and a family bathroom.

Approached via a private drive, the property stands on a lovely private plot with extensive parking, detached garage and superb gardens.

**No chain – viewing recommended.**

## Entrance Hall

Spacious entrance with doors leading to all rooms. Airing cupboard. Built-in storage cupboard. Radiator.

## Kitchen/Breakfast Room

19'3" x 12'10"

Modern range of matching eye and base level cupboards with worktop over, incorporating a breakfast bar seating area. Stainless steel sink and drainer with mixer tap over. Integrated double, eye level, oven. Inset gas hob with extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Built-in pantry cupboard. Radiator. Large window to the rear aspect. Internal window to the entrance hall. Glazed door to the entrance hall. Door to the utility room.

## Dining Room

13'11" x 12'10"

Generous dining room with window to the side aspect. Radiator. Glazed door to the side garden. Door to entrance hall.

## Living Room

20'5" x 12'10"

Spacious living room with exposed stone open fireplace with tiled hearth and wooden mantel. Further exposed stone plinth feature with wooden shelves. Dual aspect windows. Radiator. Door to entrance hall.

## Utility Room

10'1" x 8'11"

Range of fitted eye and base level cupboards with work top over. Space and plumbing for washing machine. Spaces for other appliances. Obscured window to the rear aspect. Glazed door to the rear garden. Radiator. Door to kitchen/breakfast room.

## Bedroom 1

20'3" x 12'5"

Spacious double bedroom with built-in wardrobe. Dual aspect windows. Radiators. Doors leading to the shower room and entrance hall.

## Cloakroom & Shower Room

Modern white suite comprising low level, concealed cistern, W.C., inset hand basin with built-in storage under and generous walk-in shower.

Attractively tiled throughout. Dual obscured windows. Radiator. Doors leading to Bedroom 1 and entrance hall.

## Bedroom 2

12'11" x 12'0"

Generous double bedroom with built-in wardrobes. Radiator. Window to the side aspect. Doors to the en suite and entrance hall.

## En Suite

Modern white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in storage under with counter worktop and panelled bath with wall mounted shower over. Radiator. Obscured window. Door leading to Bedroom 2.

## Bedroom 3

12'5" x 10'11"

Generous double bedroom with built-in storage cupboard. Radiator. Window to the front aspect. Door to the entrance hall.

## Garage

19'0" x 18'0"

With dual up and over doors. Pedestrian door leading to the rear garden.

## Outside - Front

Lawned areas with a variety of shrub planting. Block paved driveway, providing ample off road parking. Pathway leading to the front door with storm porch. Access to the double garage with up and over dual doors. Paved pathways leading to the rear garden.

## Outside - Rear

Mainly laid to lawn with wrap around pathways leading to the front. Patio area with attractive pond feature. A variety of established trees and planting. Attractive brick wall and fenced boundaries. Doors leading to the dining room and utility room. Pedestrian door to the garage.

## PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached Bungalow

## Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 158 SQM

Parking – Driveway & Double 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 on all networks

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

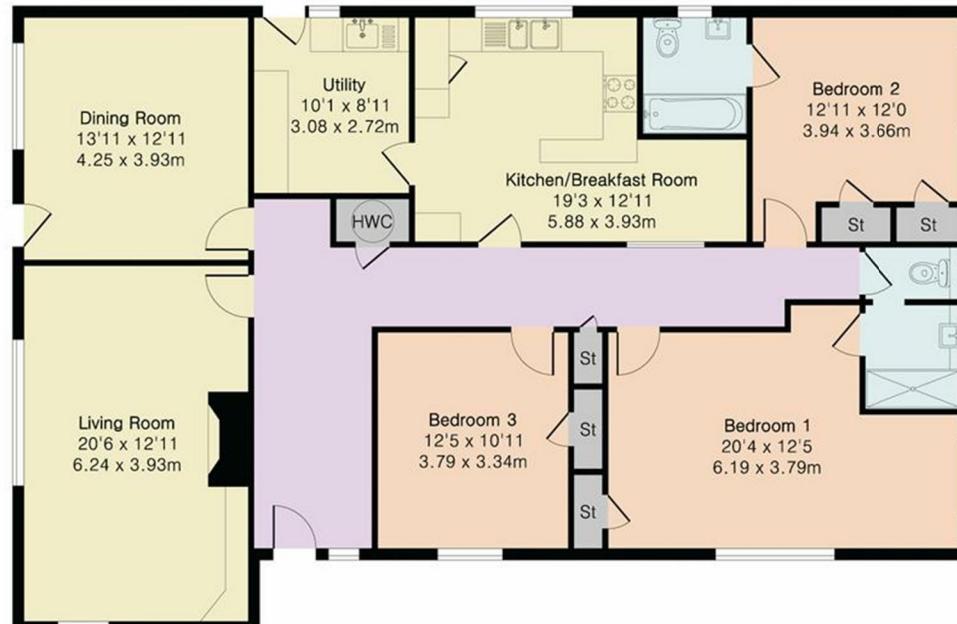
## Location

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).



# Approximate Gross Internal Area 1701 sq ft - 158 sq m (Excluding Garage)

Garage Area 343 sq ft – 32 sq m



Garage

Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



- Detached Bungalow
- Kitchen/Breakfast Room
- Two Reception Rooms
- Three Double Bedrooms
- En Suite
- Family Rear Garden
- Driveway & Garage
- NO CHAIN
- Highly Regarded Village Location
- Viewing Highly Recommended



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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