



7 Lysander Close
Bottisham, CB25 9GH

Guide price £550,000

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- No chain
- Energy rating B
- Beautifully presented and tastefully decorated
- Garden studio

A stylish modern detached family home with a lovely garden studio, ideal for home working.

The house has about 1050 sq ft of accommodation and includes a living room with a bay window, a fireplace, book shelves and cupboards. There is a good sized kitchen/dining room with a range of built-in appliances including an electric fan assisted oven, electric hob with an extractor hood, fridge/freezer and a dishwasher. French doors and windows lead out onto the garden which is great for entertaining and 'Amtico' flooring has been laid. There is also a useful utility area and separate wc.

To the first floor are three good size bedrooms and a family bathroom. The primary bedroom also has an ensuite shower room.

With an energy rating of B, this is an efficient home to run. There is gas fired central heating, double glazing and recently upgraded flooring and radiators. There are 3 years remaining on the NHBC





warranty.

The rear garden is lovely, predominantly laid to lawn, with a patio area, shed, shrub borders and beds. The garage has been converted to offer a storage area and an insulated studio which is a great space and is fully insulated. There is a driveway to the front of the house.

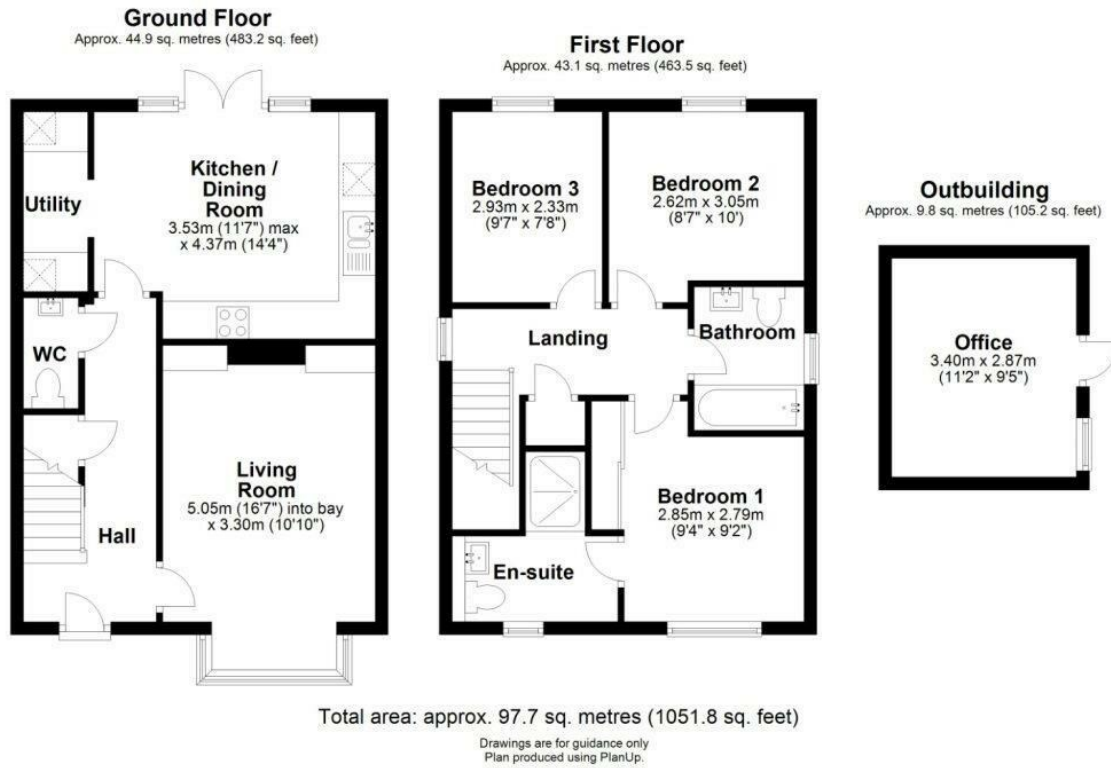
Sat Nav: CB25 9GH

What3Words///: ///third.brings.hardback

Bottisham is a particularly well served village located to east of Cambridge. Amenities include Bottisham Village College, a public house, shop, GP surgery, library and primary school. Public transport links to Cambridge and Newmarket. Approximately 7 miles from Cambridge North Railway Station. Addenbrookes Hospital and Arm are also easily accessible.



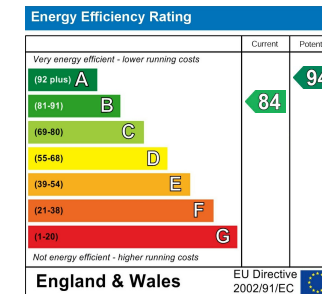
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: D

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