



Bell Road, Bottisham, CB25 9DF

CHEFFINS

Bell Road

Bottisham,
CB25 9DF

- Semi-Detached Home
- 4 Bedrooms - 2 Ensuites
- Kitchen/Dining/Family Room
- Study
- Driveway & Garage
- Enclosed Rear Garden

Spacious & Stylish Four-Bedroom Family Home with Excellent Access to Cambridge. Located in a popular and well-connected village, this beautifully presented four-bedroom semi-detached home offers spacious, modern living just a short walk from the primary school, village college, and village centre. The property benefits from excellent transport links, with regular buses and dedicated cycle paths providing easy access into Cambridge—ideal for commuters, students, and city-goers alike.

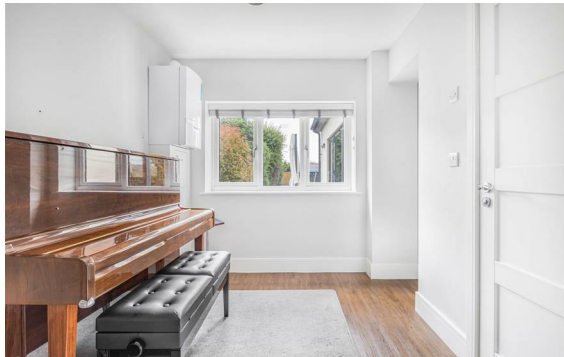
Thoughtfully designed and finished to a high standard, the home features a well-appointed open-plan kitchen/dining/family room with bi-fold doors leading to the garden, a comfortable living room with a bespoke media wall, a study, and a cloakroom—all enhanced by Amtico flooring with underfloor heating throughout the ground floor.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a main bedroom with a walk-in wardrobe and en-suite shower room. A fourth bedroom with its own en-suite occupies the second floor—perfect for guests, teenagers, or use as a home office or playroom.

4 3 2

Guide Price £595,000





LOCATION

BOTTISHAM is a village situated on the east side of Cambridge with easy access to Cambridge and Newmarket. There are good facilities including local shops, doctor's surgery, Church, primary school and Village College. The village is an established community with regular bus services to Cambridge, Newmarket and Ely.

ENTRANCE HALL

Composite front door with frosted glazed side panel, Amtico flooring with underfloor heating, staircase to the first floor.

LIVING ROOM

A beautifully designed reception space with bespoke media wall and storage, large under-stairs cupboard, front aspect window, Amtico flooring with underfloor heating, and double doors opening to the kitchen/family area.

STUDY/UTILITY ROOM

Useful workspace with rear aspect window, wall-mounted boiler and Amtico flooring with underfloor heating.

CLOAKROOM

Fitted with wall-mounted hand wash basin and WC, with matching Amtico flooring and underfloor heating.

KITCHEN/DINING/FAMILY ROOM

A bright dual-aspect room with bi-folding doors to the garden. The kitchen features solid-wood worktops, central island with Bosch induction hob, and integrated appliances (dishwasher, fridge/freezer, oven with grill, and washing machine), plus inset spotlights and underfloor heating.

FIRST FLOOR

With radiator, front aspect window, and stairs to the second floor.

LANDING

with a radiator, stairs to the second floor, window to the front aspect.

MAIN BEDROOM

A dual-aspect double room with walk-in wardrobe/dressing area.

DRESSING AREA

with built-in wardrobes.

ENSUITE SHOWER ROOM

Four-piece suite including a bath with Aqualisa controls, large rainfall shower with Aqualisa controls, vanity unit, low-level WC, tiled walls and flooring, chrome heated towel rail, and rear aspect window.

BEDROOM 3

Rear-facing double room with radiator, suitable for a bedroom, nursery, or home office

BEDROOM 4

Front-facing double room with radiator, suitable for a bedroom, nursery, or home office.

FAMILY BATHROOM

Bath with shower over, vanity basin, low-level WC, heated chrome towel rail, and tiled finishes.

SECOND FLOOR

BEDROOM 2

Spacious and light-filled top-floor room with four Velux windows, inset spotlights, and built-in storage.

ENSUITE SHOWER ROOM

Includes shower cubicle, vanity basin, WC, heated chrome towel rail, storage, extractor fan, and Velux window.

OUTSIDE

The rear garden is fully enclosed and backs onto school playing fields. It includes a lawn, established planting, and a porcelain-tiled patio area that wraps around the side of the house—ideal for outdoor dining or relaxing. A large timber-clad breeze block shed provides additional storage, with outdoor lighting, power points, and gated rear access to the school fields. To the front, a block-paved driveway offers ample parking.

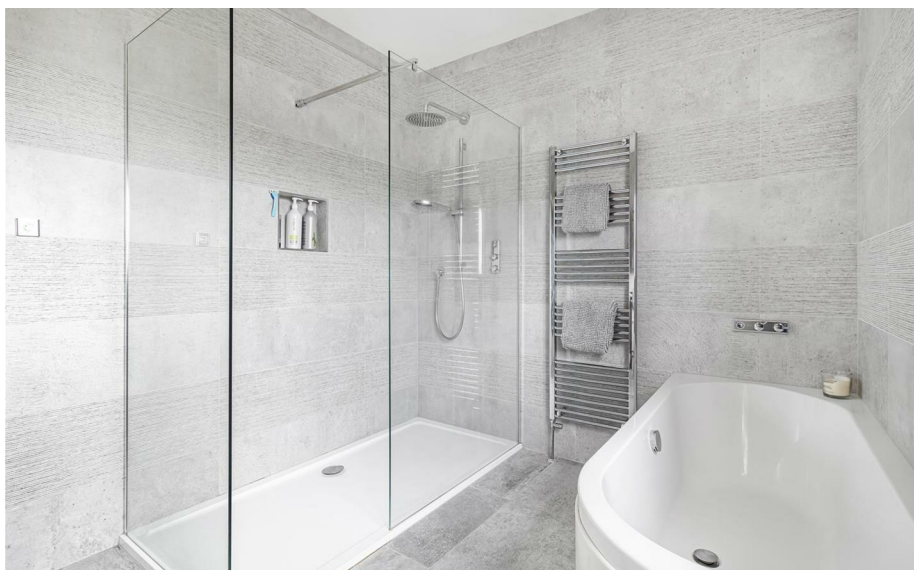
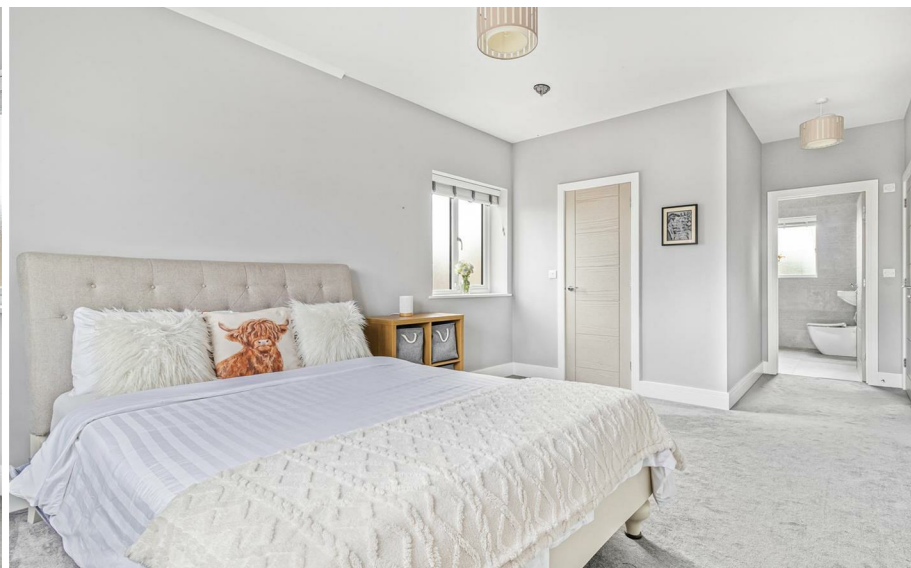
GARAGE

Integral with electric door, power, lighting, water cistern, and a rear pedestrian door.

SALES AGENTS NOTES

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B	75	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Guide Price £595,000

Tenure - Freehold

Council Tax Band - C

Local Authority - East Cambridgeshire







Approximate Gross Internal Area 1814 sq ft - 169 sq m

Ground Floor Area 803 sq ft - 75 sq m

First Floor Area 716 sq ft - 67 sq m

Second Floor Area 295 sq ft - 27 sq m

Garage Area 224 sq ft - 21 sq m



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 as defined by RICS code of measuring practice. No guarantee is given on 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.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

