



Rowley Gardens, Bottisham, CB25 9TA

**CHEFFINS**

## Rowley Gardens

Bottisham,  
CB25 9TA

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Guide Price £750,000

- Substantial Detached Family Home
- Flexible Accommodation
- Offering Over 1800sqft
- Large Principle Bedroom Suite
- Updated Bathrooms
- Recently Refurbished Modern Kitchen
- Low Maintenance Garden
- Large Integral Garage
- Quiet Residential Development

A substantial detached family home offering flexible and well-proportioned accommodation, alongside a private and low-maintenance garden. The property is set in a quiet and exclusive development with convenient access to the excellent range of local amenities in Bottisham, as well as ease of access into Cambridge city centre.





## 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.

**COVERED ENTRANCE PORCH**

with wall mounted lighting, paved flooring, panelled glazed door with double glazed side windows leading through into:

**ENTRANCE HALLWAY**

moulded cornicing, Karndean flooring, double glazed windows to both side aspects, radiator, opening leading through into:

**WALK-IN CLOAK CUPBOARD**

with coving, inset LED downlighters, set of full height built-in wardrobes fitted with railings and shelving access via a sliding glazed door, Karndean flooring, radiator, double glazed window fitted with privacy glass out to front aspect, panelled glazed door leading through into:

**INTERNAL HALLWAY**

with moulded cornicing, ceiling rose, stairs rising to first floor accommodation with understairs storage cupboard, radiator, Karndean flooring.

**DINING ROOM**

with moulded cornicing, ceiling rose, wall mounted lighting, Karndean flooring, radiator, double glazed windows to front and side aspect, set of double panelled glazed doors providing access to the living room and provides a seamless transition with an open plan feel between the two rooms.

**LIVING ROOM**

with moulded cornicing, ceiling rose, Karndean flooring, gas fireplace with stone surround, hearth and mantel, wall mounted lighting, 2 radiators, double glazed window to side aspect, opening leading through into further part of the Living Room which space enjoys panoramic views over the garden which is provided by a set of double glazed windows to both side aspects and a set of large double glazed doors with side windows leading out to patio and provides a wonderful light and airy feel to the room.

**KITCHEN**

a recently refurbished kitchen comprising wall and base mounted storage cupboards and drawers with a stone work surface, inset stainless steel sink with mixer tap and drinking water tap, space for electric Range cooker with induction hobs, extractor hood above, space and plumbing for dishwasher, space for fridge/freezer, coved ceiling, Karndean flooring, inset LED downlighters, radiator, double glazed window to front aspect, panelled glazed door leading through into:

**UTILITY ROOM**

recently refurbished comprising wall and base mounted storage cupboards and drawers, stone effect rolltop work surface with inset stainless steel sink with mixer tap, tiled splashback, space and plumbing for washer/dryer, Karndean flooring, radiator, double glazed window overlooking garden and panelled glazed door leading out onto garden with additional panelled door leading through into:

**CLOAKROOM**

recently updated comprising of a low level w.c., wash hand basin with mixer tap, tiled splashback, radiator, Karndean flooring, double glazed window fitted with privacy glass to rear aspect.

**ON THE FIRST FLOOR****LANDING**

coved ceiling, loft hatch, door to airing cupboard housing hot water cylinder and fitted timber shelving, radiator.

**BEDROOM 1**

with coved ceiling, radiator, double glazed windows to side and rear aspect, door leading through into:

**ENSUITE SHOWER ROOM**

comprising of a three piece suite with walk-in shower cubicle with wall mounted shower head, stone effect splashback, enclosed shower screen, low level w.c. with concealed dual hand flush, wash hand basin with mixer tap, storage cupboards below, tiled splashback, wall mounted mirror/light, heated towel rail, coved ceiling, extractor fan, inset LED downlighters, double glazed window fitted with privacy glass out onto rear aspect.

**BEDROOM 2**

with a wealth of expertly appointed built-in wardrobes and drawers, 2 radiators, coved ceiling, double glazed windows to both front and side aspect, panelled door leading through into:

**ENSUITE SHOWER ROOM**

three piece suite comprising shower, wall mounted shower head, stone effect stone surround, glazed shower screen, low level w.c. with concealed dual hand flush, wash hand basin with mixer tap, tiled splashback, storage cupboards below, wall mounted mirror with lighting feature, heated towel rail, coved ceiling, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass to front aspect.

**FAMILY BATHROOM**

comprising of a four piece suite, large standalone bath with hot and cold mixer bath tap, shower with wall mounted shower head, stone effect splashback, upstand, glazed shower screen, low level w.c. with concealed dual hand flush, wash hand basin with mixer tap, tiled splashback, storage cupboards below, wall mounted mirror with light, heated towel rail, stone effect upstand for storage, coved ceiling, inset LED downlighters, extractor fan, double glazed Velux skylight to rear aspect.

**BEDROOM 3**

with part vaulted ceilings, set of built-in wardrobes accessed via sliding doors fitted with railings and shelving, coved ceiling, radiator, double glazed window to front aspect.

**BEDROOM 4**

with coved ceiling, radiator, double glazed window to front aspect.

**OUTSIDE**

To the rear of the property is a fully landscaped and low maintenance garden with a large portion laid to patio which provides a wonderful space to both relax and entertain, power points adjacent to this area, surrounding the patio area are a set of raised beds created out of timber sleepers and stocked full of a variety of herbs. A continuation of the paved patio area via a pathway leads to the remainder of the garden which is laid to a mixture of gravel and bark with a number of LED uplighters providing a truly wonderful atmosphere of an evening. Dotted around the garden is a number of mature shrubs and trees providing an excellent sense of privacy from any neighbouring property and the property enjoys side access on both sides via a timber gate leading back round to the front of the property.

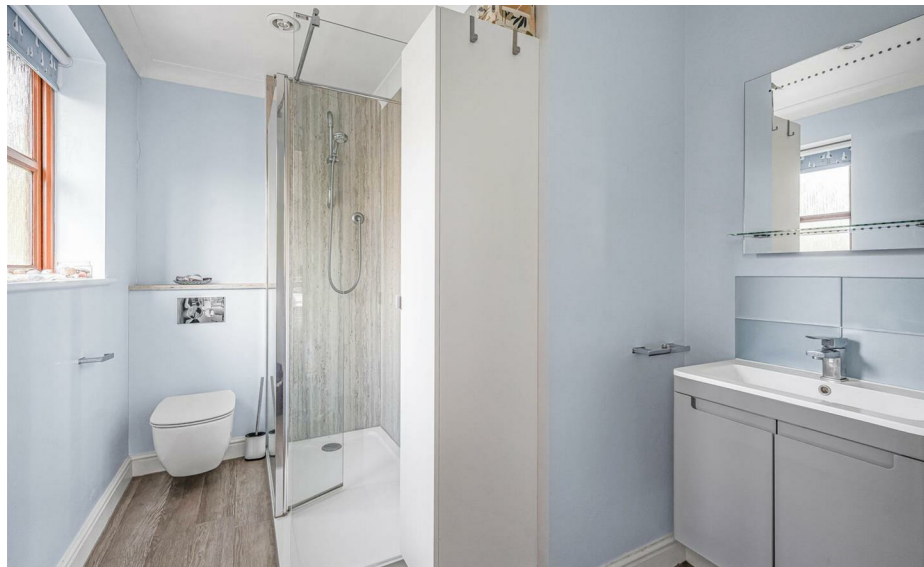
**GARAGE**

accessed via an internal door from the Utility Room. Large garage with recently installed rugged plastic flooring, power and light, water softener, Worcester Bosch gas fired boiler (installed 2 years ago), space for additional white goods.

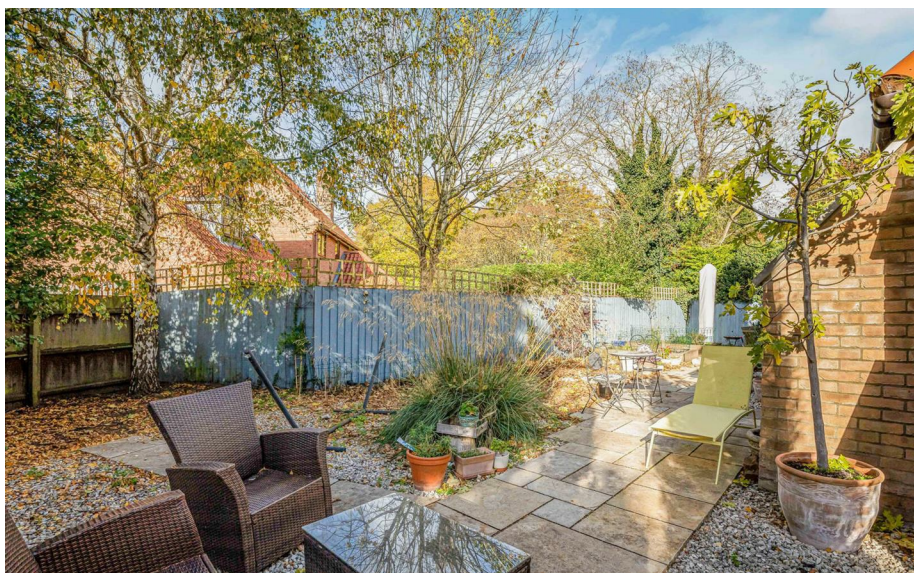
**SALES AGENTS NOTES**

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









| Energy Efficiency Rating                    |         |                                                                                                           |
|---------------------------------------------|---------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                 |
| Very energy efficient - lower running costs |         |                                                                                                           |
| (92 plus) A                                 |         | 91                                                                                                        |
| (81-91) B                                   |         |                                                                                                           |
| (69-80) C                                   | 69      |                                                                                                           |
| (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 £750,000

Tenure – Freehold

Council Tax Band – G

Local Authority – East Cambridgeshire





Ground Floor



First Floor



Approx. gross internal floor area 170 sqm (1825 sqft)



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

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

