



**Bendish Lane, Bottisham CB25 9FP**

**Asking Price £520,000**

## **Bendish Lane, Bottisham CB25 9FP**

A stunning and immaculately presented modern detached family home standing within this sought after village and superbly located within easy reach of Cambridge City.

Stylishly presented, this property has undergone a rolling programme of improvements by the current owners and offers some outstanding modern finishes throughout. Accommodation includes an entrance hall, cloakroom, sitting room, refitted kitchen/dining room, utility room, study, four bedrooms ( master bedroom with en-suite ) and a re-fitted bathroom.

Externally the property offers fully enclosed landscaped gardens, useful home office ( with power and light ) and gated access to garage with electric charger point.

Outstanding family home – viewing highly recommended.

### **Entrance Hall**

Stunning entrance hall, with half glazed door and tiled flooring. Doors to Kitchen/Dining Room, Sitting Room, Study and Cloakroom. Stairs to first floor.

### **Kitchen/Dining Room 11'3" x 20'4" (3.43m x 6.20m)**

Sleek, contemporary kitchen/dining room with French doors and full height windows overlooking the rear garden. Kitchen: A range of eye and base level white cupboards with Quartz work top over, incorporating breakfast bar eating area. Stainless steel inset sink with drainer and mixer tap over. Integrated eye level double oven. Inset electric hob with extractor over. Concrete effect splashback wall. Integrated fridge, separate freezer and dishwasher. Inset spot lights. Dining area: good size dining are with central pendant light. Tiled flooring throughout. Radiator. Double doors leading to entrance hall. Door to utility room.

### **Utility Room**

Range of eye and base level cupboards with Quartz worktop over. Inset stainless steel sink with mixer tap over and tiled splashback. Space and plumbing for washing machine and tumble dryer. Half glazed door to rear garden. Door to kitchen/dining room. Tiled flooring.

### **Sitting Room 17'8" x 12'2" (5.40m x 3.73m)**

Stunningly presented sitting room, tiled flooring with bay window overlooking the front aspect. Radiator. Door to entrance hall.

### **Study 9'5" x 7'10" (2.88m x 2.40m)**

Generous study. Radiator. Window overlooking the front aspect. Tiled flooring. Door to entrance hall.

### **Cloakroom**

Contemporary cloakroom with white suite comprising: low level W.C. and hand basin with built-in vanity unit under. Attractively tiled wall. Obscured window. Radiator. Tiled flooring. Doors to entrance hall and under stair cupboard.

### **First Floor Landing**

Doors leading to all rooms and airing-cupboard. Wood effect flooring. Attractively tiled wall and window to the side aspect. Access to loft space.

### **Bedroom 1 12'11" x 12'2" (3.95m x 3.73m)**

Beautifully presented double bedroom with Quickstep laminate wood effect flooring. Window overlooking the front aspect. Built-in wardrobes, and further built-in cupboard. Radiator.

### **En Suite Shower Room**

Stunning, contemporary en suite, white suite comprising: built-in low level W.C., wall mounted hand basin with mixer tap over, spacious walk-in shower with glass screen and heated towel rail. Attractively tiled throughout. Obscured window to the side aspect. Inset spotlights.

### **Bedroom 2 12'6" x 10'3" (3.83m x 3.14m)**

Double bedroom with dual windows overlooking the rear aspect. Built-in wardrobes. Quickstep laminate wood effect flooring. Radiator.

### **Bedroom 3 9'6" x 13'1" (2.90m x 4.00m)**

Double bedroom with dual windows overlooking the front aspect. Quickstep laminate wood effect flooring. Radiator.

### **Bedroom 4 10'2" x 7'7" (3.11m x 2.32m)**

Currently used as a dressing room. Window overlooking the rear aspect. Quickstep laminate wood effect flooring.

### **Family Bathroom**

Beautifully present contemporary bathroom with white suite comprising: built-in low level W.C., wall mounted hand basin with mixer tap, generous walk-in shower, modern oval bath with mixer tap over and hand held shower attachment. Attractively tiled throughout. Obscured window. Inset spot lights.

### **Outside - Front**

Boundary planted with box hedging.

### **Outside - Rear**

Fully enclosed garden with generous patio area to the rear of the house with stone pathway with inset porcelain wood effect staves leading to garden room and rear access gate with lawned areas either side. Side access gate leading to the front. Hard standing area leading to garage, accessed via the rear gate.

### **Garden Room 7'3" x 9'3" (2.23m x 2.83m)**

Superior, contemporary Crane Garden Buildings garden room with power and light offering a variety of uses.

### **PROPERTY INFORMATION**

Maintenance fee - Annual Maintenance Charge - approx. £300 per yr/Estate Service Charge - approx. £400 per yr EPC - C

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 138 SQM

Parking – Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

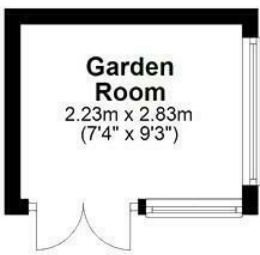
Heating sources - Gas

Broadband Connected - Yes - Cambridge Fibre

Broadband Type – Current speed, 300Mbps download, 300Mbps upload

Mobile Signal/Coverage – Good

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



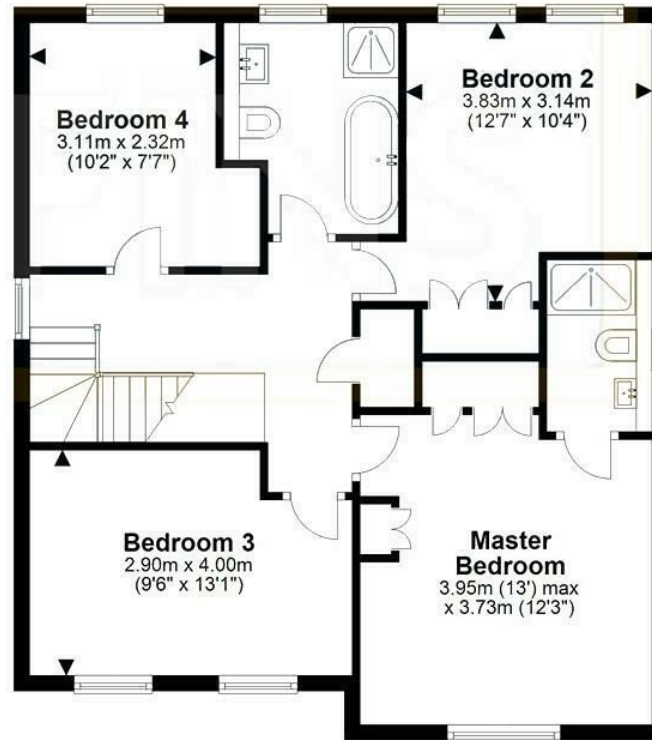
**Ground Floor**

Approx. 68.4 sq. metres (736.3 sq. feet)

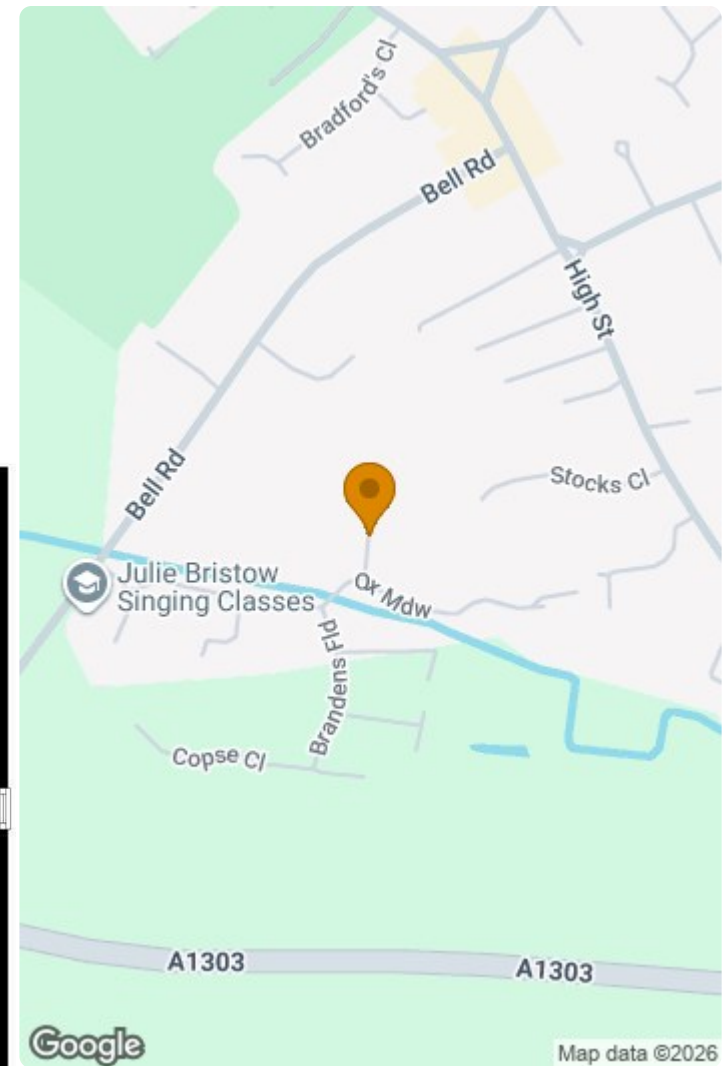


**First Floor**

Approx. 68.1 sq. metres (732.8 sq. feet)

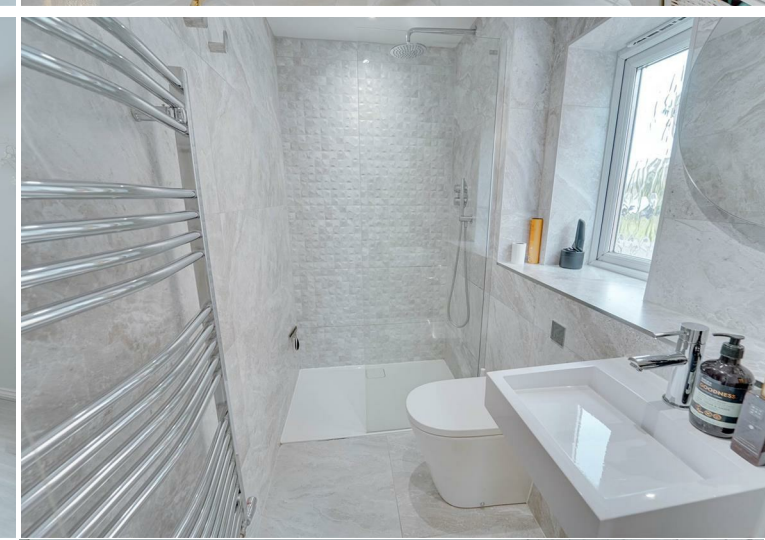
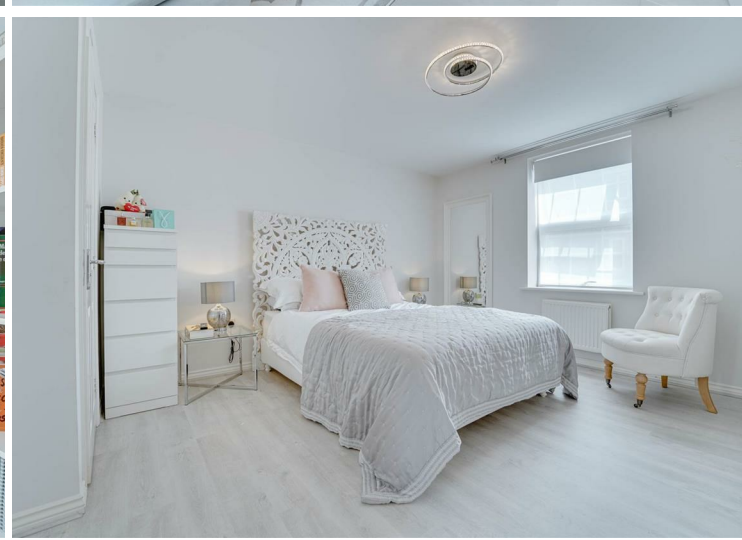
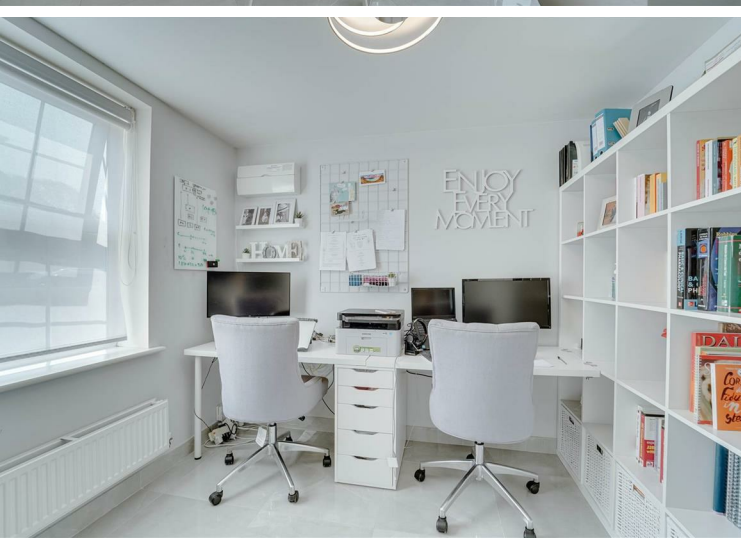
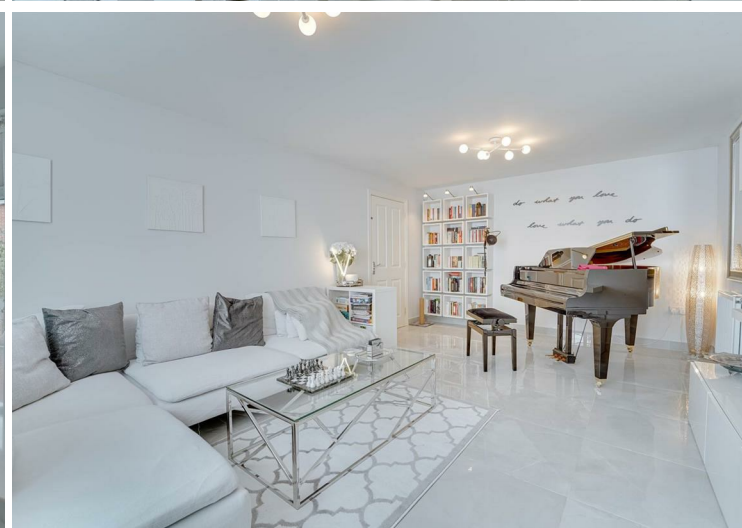


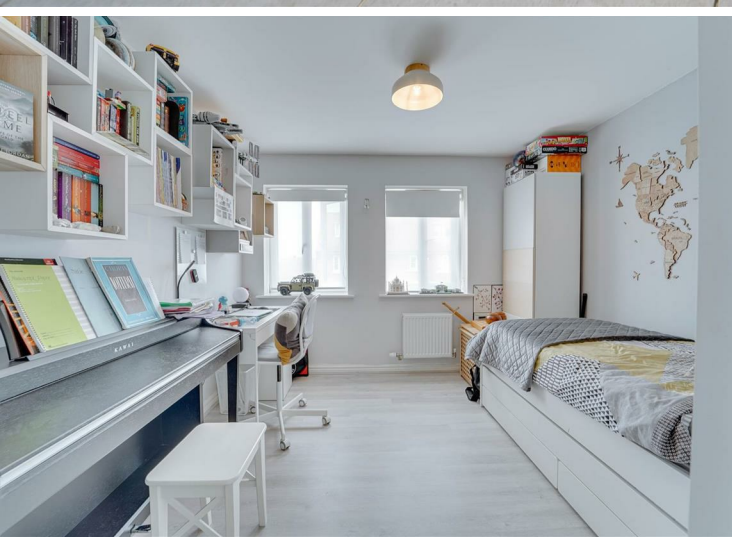
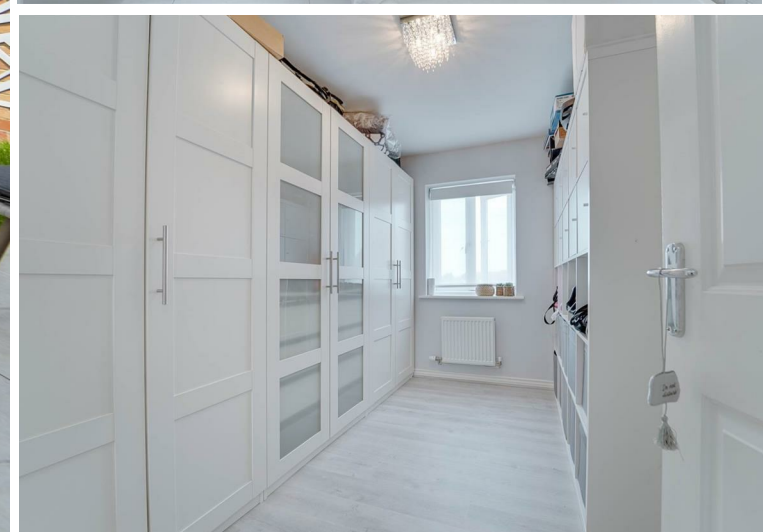
Total area: approx. 136.5 sq. metres (1469.1 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	89		
<p>Very energy efficient - lower running costs</p> <p>A (92-100)</p> <p>B (81-91)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>A (10-49)</p> <p>B (50-79)</p> <p>C (80-109)</p> <p>D (110-139)</p> <p>E (140-169)</p> <p>F (170-200)</p> <p>G (201-230)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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