

GRAY TOYNBEE

15 Thomas Christian Way

Bottisham, CB25 9DX

Guide price £725,000

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- Detached family home
- Quiet position
- Double garage
- Ideal village location

A modern and spacious four-bedroom detached property, extending to approximately 1,714 sq ft, with a double garage and occupying a quiet position in the village of Bottisham.

The ground floor accommodation begins with a welcoming entrance hall, with stairs rising to the first floor, useful understairs storage and a cloakroom. The generous living room features a woodburning stove, a front aspect and patio doors opening into the conservatory, which provides direct access to the garden.

At the heart of the home is the kitchen/dining room, positioned to the rear of the property and enjoying views over the garden. The kitchen is well-appointed with a range of wall and base units, with work surfaces incorporating a peninsula, while the dining area offers ample space for a family dining table. Sliding patio doors provide access to the garden, making for an ideal space for both everyday living and entertaining. A separate utility room provides additional















storage, space for laundry appliances, and convenient side access. A study completes the groundfloor accommodation.

On the first floor are four bedrooms, three of which are well-proportioned doubles. The principal bedroom benefits from built-in wardrobes and a generous ensuite shower room, with Velux windows. The family bathroom is fitted with a bath, separate shower cubicle, basin and WC.

The property is located in a corner plot, at the end of a no-through residential road. There is off-street parking for several cars and a double garage with light and power. Secure gated access leads to the private rear garden which is predominantly laid to lawn with a patio adjoining the property.

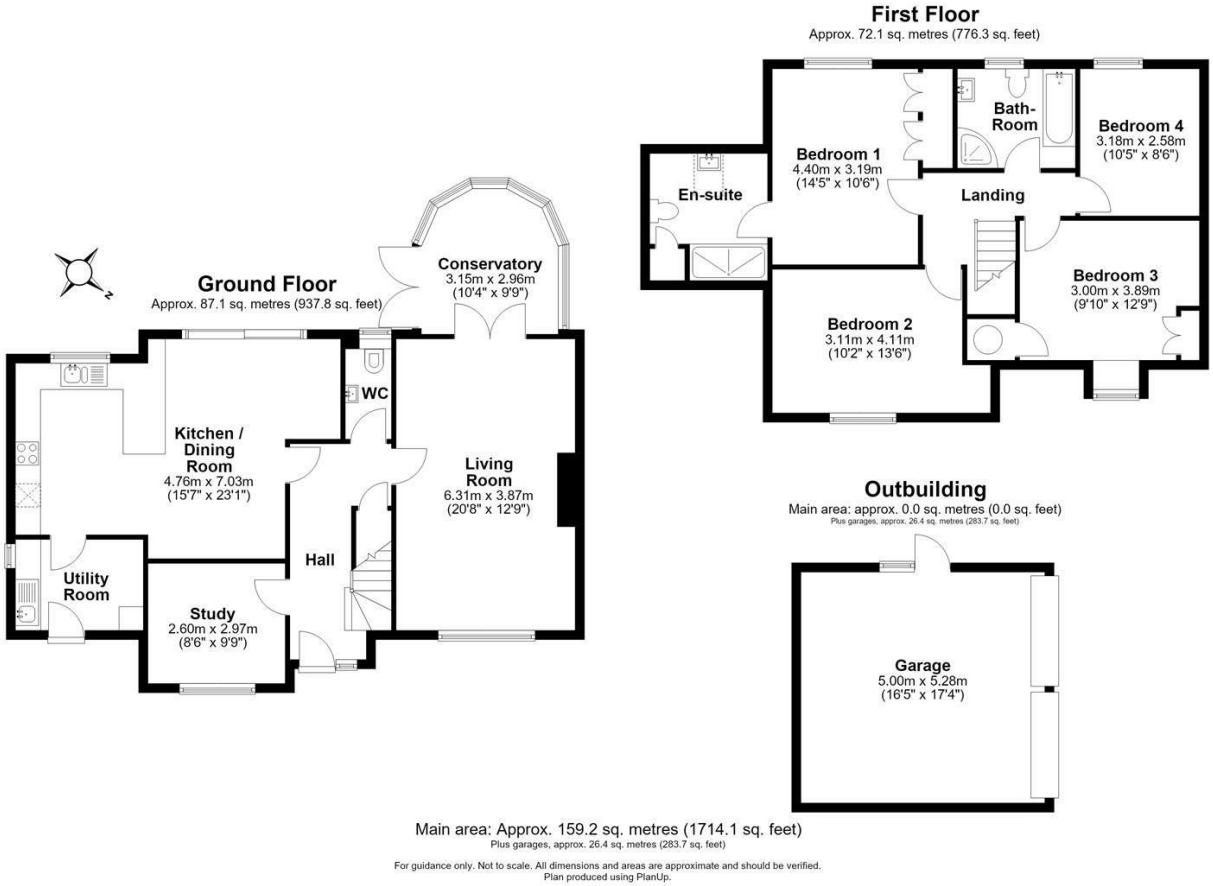
Bottisham is a particularly well-served village located east of Cambridge. Amenities include Bottisham Village College, a public house, shop, GP surgery, library and primary school. There are public transport links to Cambridge and Newmarket. and Cambridge North station is approximately 7 miles away.

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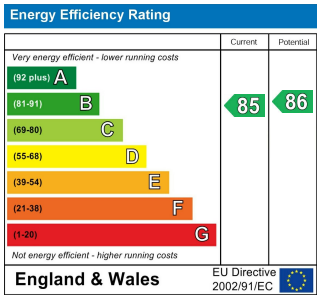


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Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

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