High Street, Bottisham, Cambridgeshire

Pocock + Shaw

130 High Street
Bottisham
Cambridgeshire
CB25 9BA

An individual three-bedroom detached home, pleasantly positioned in a well-regarded non-estate location and enjoying an attractive outlook over fields to the rear. Offered with no onward chain, the property features a spacious open-plan living and dining room with a fireplace and characterful parquet flooring, together with the added benefit of an integral garage and a generous side garden.

Guide Price £450,000

Location Bottisham is located about 7 miles east of Cambridge and a similar distance from Newmarket. It is one of the most popular and best served villages in the area with a good range of amenities including a variety of shops, doctors' surgery, primary school and a well regarded Village College acts as an important centre for local social and sporting activities including a swimming pool, gym and library which are both open to the public.

Accommodation

Entrance porch Approached via a glazed door opening into the porch, with a further glazed door providing access to the entrance hall.

Entrance hall A spacious open-plan area featuring attractive parquet woodblock flooring and a solid wood staircase rising to the first floor.

Kitchen Fitted with a range of base and wall-mounted units, incorporating a two-bowl sink and drainer, wall-mounted gas-fired boiler and tiled flooring.

Living room and dining area An impressive and generously proportioned open-plan living space, enhanced by attractive parquet woodblock flooring and an open fireplace with brick hearth, creating a warm focal point to the room. A window overlooks the rear aspect, complemented by French doors opening into the lean-to, while a further door provides convenient access to the integral garage.

Study With parquet woodblock flooring.

First floor Galleried landing With a cupboard housing the hot water cylinder and a window to the front aspect.

Bedroom 1 A generously proportioned dual-aspect room featuring attractive parquet woodblock flooring, and useful eaves storage to both the front and rear.

Bedroom 2 With access to eaves storage and a Velux window to the rear aspect.

Bedroom 3 With a Velux window to the rear aspect.

Bathroom With a bath hand basin and low level WC, bidet, cupboard and part tiled walls.

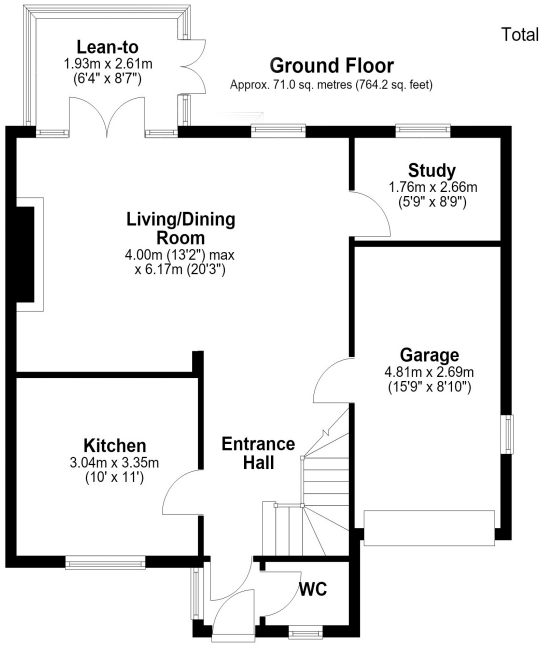
Lean-to with a pair of doors leading to the garden.

Outside The property is approached via a block paved driveway, providing off-road parking for several vehicles and access to an integral garage (4.81m x 2.69m), fitted with an up-and-over door and a window to the side. A mature hedge provides screening to the front boundary, while the gardens extend to the side and rear and are predominantly laid to lawn, complemented by two paved patio areas. The garden also benefits from a timber summerhouse and a substantial timber workshop/shed measuring 5.15m x 3.56m.

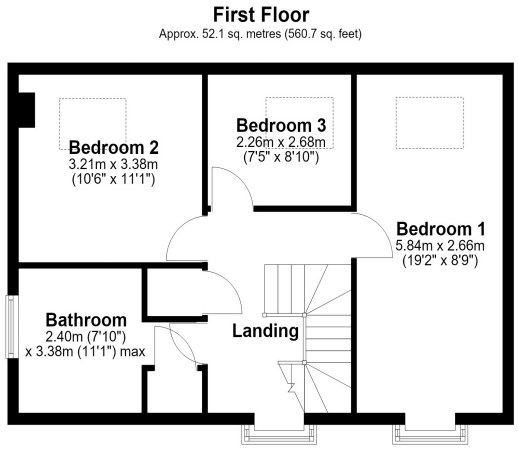
Agent's note; A number of the images in this listing have been digitally enhanced or altered using artificial intelligence (AI) for presentation purposes. The underlying property and its permanent structural features remain as photographed.

Tenure The property is freehold.
Services Mains water, drainage and electricity are connected. The property is in a conservation area and is in a very low flood risk area. The property has a registered title. Internet connection, basic: 16Mbps, Superfast 80Mbps, Ultrafast: 5500Mbps. Mobile phone coverage by the four major carriers available. EPC: D
Council Tax E East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS



Total area: approx. 123.1 sq. metres (1324.9 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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