



Bell Road, Bottisham, CB25 9DF



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Bottisham,
CB25 9DF

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Guide Price £575,000

An exciting opportunity to acquire a highly individual detached house which has been sympathetically improved and extended in more recent times and now provides exceptionally well proportioned and versatile living accommodation. The property also has the benefit of an extensive courtyard style parking area to front and a former integral garage which has been converted to a gym and utility room.





LOCATION

The property occupies a prominent and most convenient non-estate position within a popular residential area so well placed within easy access to local amenities as well as major routes, which provides access to the university City of Cambridge and horseracing town of Newmarket. The property is also very well placed for access to bus stops and dedicated cycle paths and is within walking distance of local amenities which include a primary school, village college and shops/restaurants in the heart of this thriving village.

COVERED PORCH

with outside light and entrance door with attractive glazed leaded light panel which leads to:

RECEPTION HALL

with double radiator, laminate wood style flooring, deep built-in storage cupboard understairs, coat hooks and door off to Utility Room and Gym. Door to:

PRINCIPAL RECEPTION ROOM

A delightful light and spacious living room with a feature central Adam style fireplace with marble back and hearth, decorative mantel over and sides, large sealed unit double glazed windows to front aspect and also to the side, double radiator, laminate wood style flooring.

DINING ROOM

with radiator, electric wall mounted fire and large built-in storage cupboard with fitted shelving and also housing a wall mounted boiler, double radiator, laminate wood style flooring, opening through to:

CONSERVATORY

with triple aspect sealed unit double glazed windows and roof lights with blinds, also laminate wood style flooring, sealed unit double glazed door to paved terrace. The conservatory provides a wonderful vista over the gardens to rear.

KITCHEN/BREAKFAST ROOM

with inset single drainer one and a half bowl sink unit with mixer taps and cupboards beneath, extensive fitted base units comprising stylish work surfaces with cupboards and drawers below, space for large upright fridge/freezer, pull-out shelved larder unit to side and integrated microwave oven with cupboards above and below, extensive range of wall storage cupboards and glass fronted display cabinets, further worktops with drawers and cupboards below, radiator, ceramic tiled

flooring, Range style cooker with 5 point gas hob and extractor cooker hood above, tiled splashbacks, sealed unit double glazed window overlooking the lean-to garden room with a pair of full height sealed unit double glazed doors leading to paved terrace and rear garden. Door off from Kitchen to:

INNER LOBBY

and staircase to first floor.

GROUND FLOOR SHOWER ROOM

with walk-in shower area with tiled walls and sliding glazed door, wall mounted shower unit, pedestal wash hand basin and low level w.c., radiator, ceramic tiled flooring, large wall mirror with striplight/shaver socket above.

UTILITY ROOM

with inset single drainer sink unit with mixer taps, and space and plumbing beneath for washing machine, cupboard below, worktop to side with space for tumble dryer beneath, space for freezer to side, wall storage cupboards, laminate wood style flooring, door to:

GYM

with double radiator, laminate wood style flooring, windows to side aspect, high level storage cupboards and loft storage area. PLEASE NOTE that the gym and utility room were part of the original Integral Garage and this could be converted back to a garage if prospective buyers preferred.

ON THE FIRST FLOOR

LANDING

with radiator, door to deep built-in eaves storage cupboard.

BEDROOM 1

with radiator, sealed unit double glazed windows to front aspect, laminate wood style flooring, extensive range of built-in wardrobes and storage cupboards.

BEDROOM 2

with radiator, built-in wardrobes and storage cupboards, recess with dressing table unit with shelves above and sealed unit double glazed Velux windows to front aspect.

SHOWER ROOM

with large walk-in shower area with tiled walls, glazed screen, and large head shower above, vanity style unit with inset wash hand basin, cupboards below and to side, low level w.c., ceramic tiled floor, wall mounted towel rail/radiator, sealed unit double glazed windows to side aspect with frosted glass.

BEDROOM 3

with radiator, central worktop with shelves below and a large sealed unit double glazed Velux window to rear aspect and wooden steps which lead up to:

SECOND FLOOR

LOFT AREA

with laminate wood style flooring, two sealed unit double glazed Velux windows to rear aspect and door leading to a further loft storage area.

OUTSIDE

To the front of the property there is an extensive courtyard style off-street parking area and gated access to side leading to a brick paviour pathway with outside tap to side and extensive storage area opening to the rear garden.

The delightful rear garden is a rather special feature and enjoys a high degree of privacy and seclusion and is mainly laid to lawn with a large paved terrace immediately adjacent to the property itself and a further paved patio area to side with a secluded paved area ideal for al fresco dining and entertaining. There are also raised borders to side and a garden storage shed.





**Approximate Gross Internal Area 1811 sq ft - 168 sq m
(Excluding Loft Area)**

Ground Floor Area 1156 sq ft – 107 sq m

First Floor Area 655 sq ft – 61 sq m

Loft Area 275 sq ft – 26 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Tenure - Freehold

Council Tax Band - D

Local Authority - East Cambridgeshire District

Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



[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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