



CEDAR WALK, BOTTISHAM



Guide Price: £620,000

This is an immaculately presented extended 4-bedroom detached house in the popular village of Bottisham. This property is ready to move in and early viewings would be advised.

Features

- ✓ Beautifully Presented
- ✓ Utility Room
- ✓ Village Location
- ✓ Ensuite Shower
- ✓ Garage
- ✓ Off-Street Parking



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NEW LISTING

Antony Davis are pleased to offer this immaculately presented extended 4-bedroom detached house in the popular village of Bottisham. This property is ready to move in and early viewings would be advised. The property benefits from 3 double bedrooms, a large kitchen/dining room, along with a fabulous large lounge and outside there is parking for a number of vehicles.

Ground Floor

As you enter the property through the modern composite front door, a welcoming hallway with door leading to:

Family Snug: 9'6 x 9'2 (2.90m x 2.80m) Great additional room with window to front aspect, this room is enjoyed frequently by the current owners, with door leading to:

Kitchen/Dining Room: 16'9 x 13'9 (5.10m x 4.20m) Plenty of base and wall units, with great workspace. Window to front aspect along with French doors leading to the rear garden. Internal door leading to:

Utility Room: Great size room with additional worktops and kitchen units, plumbing for appliances, door leading to integral garage.

Lounge: 20'4 x 13'11 (6.20m x 4.25m) Large family room with dual aspect windows to the side and rear garden. Feature fireplace, built in storage units.

Cloakroom: with WC with wash basin.

First Floor

Principle Bedroom: 16'5 x 13'1 (5.00m x 4.00m) Good size room with dual aspect windows to front and rear. Door leading to immaculate presented en-suite shower room.

En-suite Shower: Large shower cubicle with WC and wash basin with vanity unit, window to front aspect.

Bedroom 2 : 12'2 x 9'10 (3.70m x 3.00m) Double bedroom with window to rear aspect.

Bedroom 3: 10'8 x 10'2 (3.25m x 3.10m) Further double bedroom with window side aspect.

Bedroom 4: 9'10 x 7'10 (3.00m x 2.40m) with window to front aspect.

The property has central heating throughout, along with UPVC double glazing.

Outside

To the front of the property there is a selection of mature shrubs with the rest as driveway for a number of vehicles. Integral garage.

The mature rear garden with decking area, selection of shrubs, garden shed, terraced area.

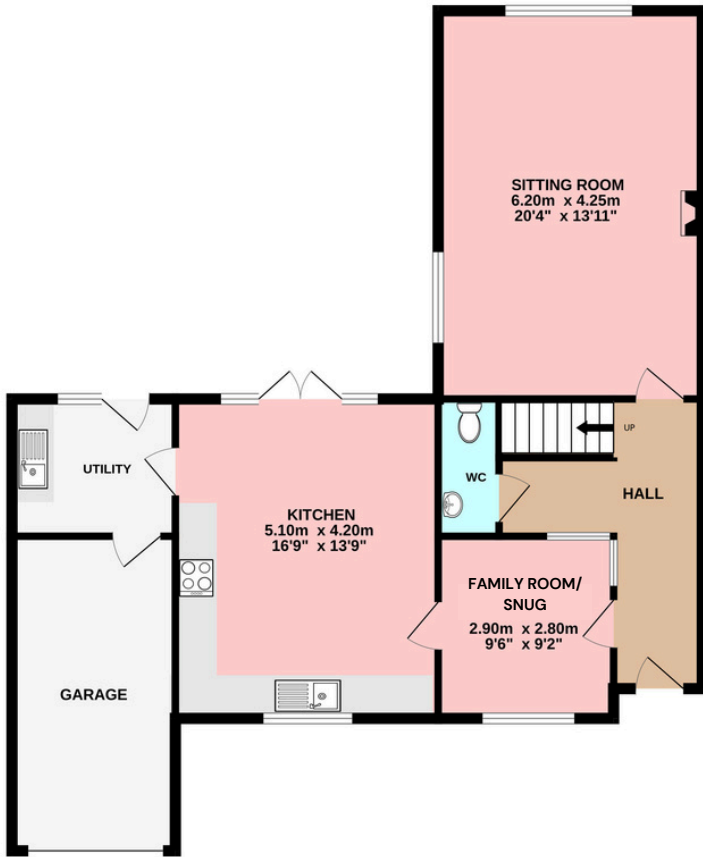
Great links to the A14 and A11 to London.

Bottisham

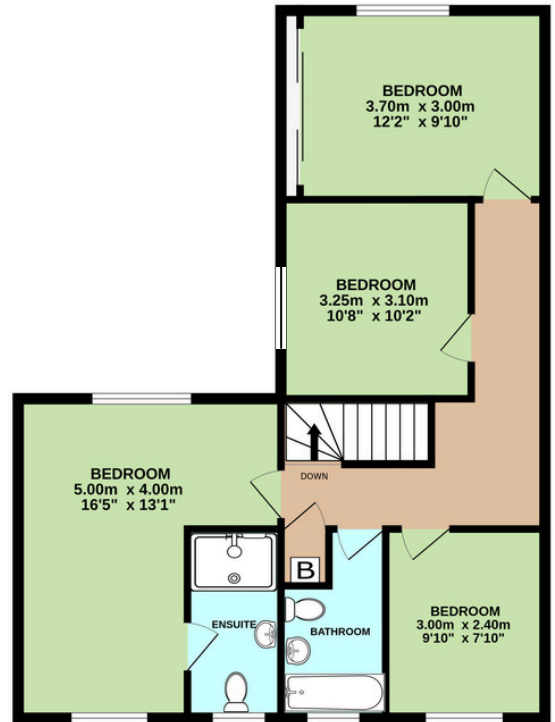
Bottisham is a sought after village conveniently positioned approximately 7 miles East of Cambridge with excellent access to the A14, Newmarket, Bury St Edmunds and the Cambridge Science Park. The village offers good local shops, restaurant and takeaways, post office, public house, doctor's surgery, pharmacy, dentist, library, parish church, sports centre with swimming pool, primary school and a highly regarded secondary school. For cyclists, there is a cycle path all the way into Cambridge City as well as many cycling routes to the surrounding villages.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.

GROUND FLOOR
75.0 sq.m. (807 sq.ft.) approx.



1ST FLOOR
69.0 sq.m. (743 sq.ft.) approx.



TOTAL FLOOR AREA : 144.0 sq.m. (1550 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

TOTAL SIZE: 1550 SQFT

TENURE: FREEHOLD

EPC BAND: D

COUNCIL TAX BAND: D

LOCAL AUTHORITY: EAST CAMBRIDGESHIRE DISTRICT

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