



15 Cedar Walk, Bottisham, Cambridge, CB25 9BJ

Guide Price £525,000 Freehold



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AN ESTABLISHED DETACHED FAMILY RESIDENCE, EXTENDED AND MUCH IMPROVED, ENJOYING A TRANQUIL TUCKED-AWAY CUL-DE-SAC POSITION WITHIN THIS HIGHLY SOUGHT-AFTER VILLAGE.

- Detached house
- 4/5 beds, 2 baths, 2 recepts
- Gas fired central heating to radiators (replaced in 2020)
- Ground floor bedroom and shower room
- Council tax band - E
- 1325 Sqft /123 Sqm
- 0.09 acres
- Off road parking and enclosed rear garden
- EPC - D /68

The property occupies a quiet tucked-away end of cul-de-sac position conveniently placed for the village schools and facilities. The property, over the years, has been extended, whilst the current owners have refurbished the property throughout including a new heating system in 2020. The property offers extremely versatile accommodation, including a ground floor bedroom and shower room and all is extremely well presented throughout. There is ample off road parking, a garage and a private rear garden.

The accommodation comprises an entrance hall, opening to an open-planned sitting/dining room , a generous dual aspect family space with feature fireplace, plus bespoke fitted storage cupboards and bespoke contemporary radiators, wood effect flooring, patio doors to the rear and a doorway to the first floor accommodation. The kitchen/breakfast rom is fitted with attractive cabinetry, ample fitted working surfaces and breakfast bar, a gas fired Rayburn stove, complemented by a separate four ring gas hob with space for a dishwasher, washing machine and fridge/freezer. Off the side lobby is bedroom five which is currently utilised as a home office with an adjacent shower room.

Upstairs, off the landing are four good sized bedrooms and a re-fitted family bathroom.

Outside, the property is set back from the road with a generous driveway, which would accommodate at least four cars, to a garage with up and over door. The rear garden is laid mainly to lawn with a generous paved patio, large timber shed/summerhouse and all has been recently re-fenced and enjoys good levels of privacy.

Location

Bottisham lies around 7 miles north-east of Cambridge and 6 miles west of Newmarket. The village offers a regular bus service to both and is very popular for those looking for traditional village life coupled with ease of access to the city centre and major road links.

Within the village there are a wealth of facilities including a post office, sports centre, health centre, parish church, public house, Indian restaurant, plus various local shops and takeaways. Within walking / cycling distance is The National Trust's wonderful Anglesey Abbey.

Educational facilities are excellent with there being a reputable primary school and the Ofsted rated 'Outstanding' Bottisham Village College, which also offers a wide range of adult educational courses and public recreational amenities including an indoor swimming pool, gym, outdoor tennis courts and football pitches.

The village is well located for access to the A14, which offers convenient road links to the A11 and M11. For cyclists, there is a cycle path all the way into Cambridge City as well as many cycling routes to the surrounding villages.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

East Cambridgeshire District Council

Council tax band - E

Fixtures and Fittings

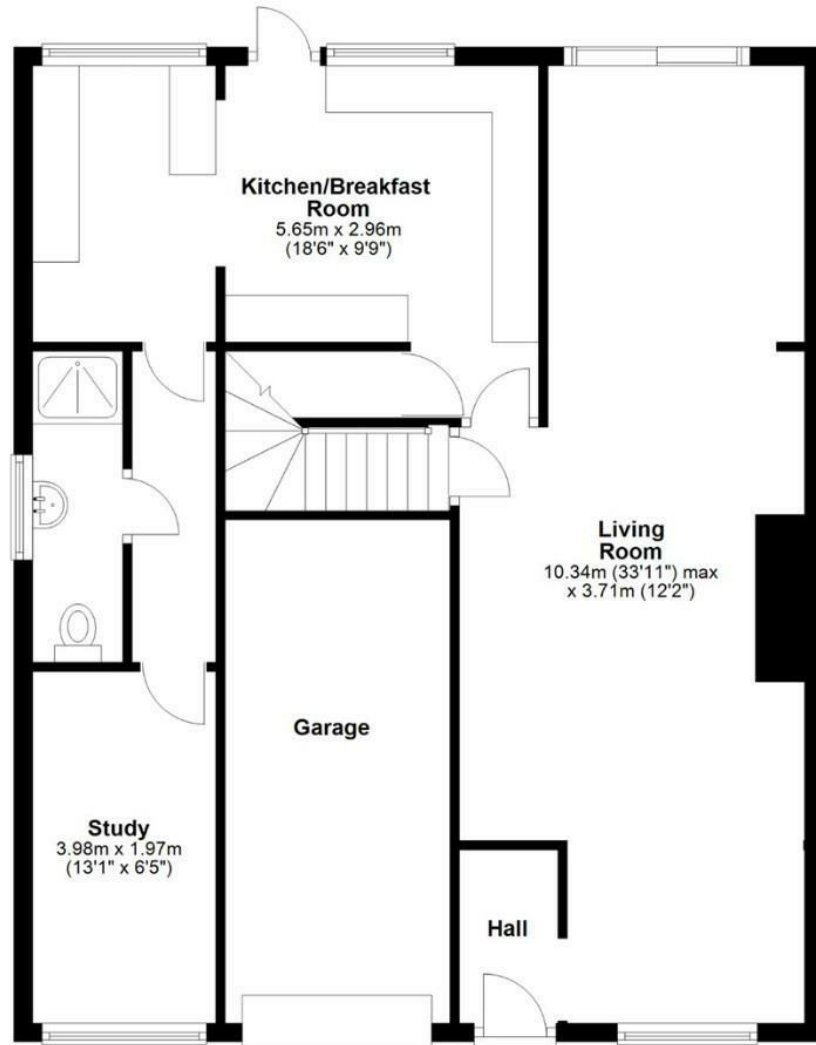
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

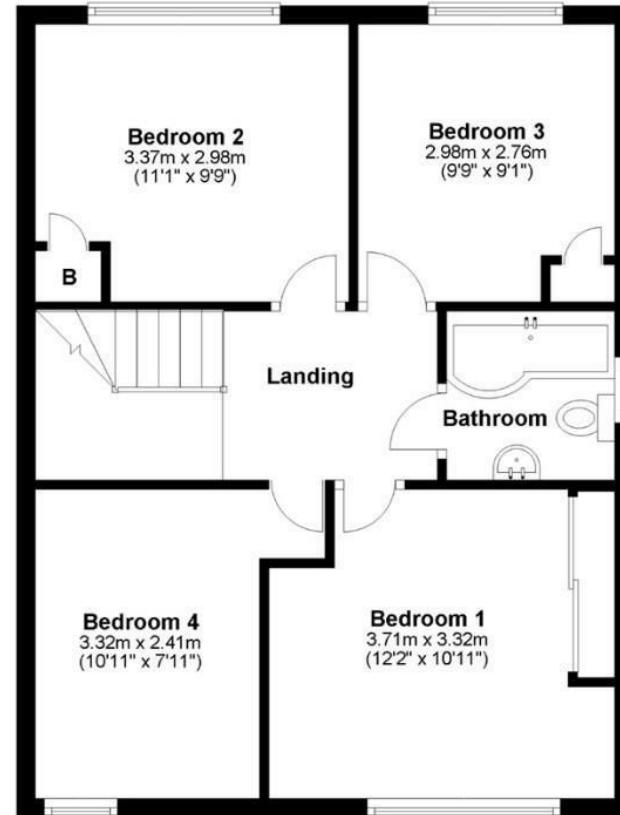
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area
123 sqm (1325 sqft) excluding Garage

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

