



38 Ancient Meadows, Bottisham, Cambridge, CB25 9AX
Offers Over £400,000 Freehold



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AVAILABLE TO PURCHASE WITH NO ONWARD CHAIN IS THIS DELIGHTFUL THREE-BEDROOM TOWNHOUSE NESTLED WITHIN THE POPULAR CUL-DE-SAC OF ANCIENT MEADOWS, BOTTISHAM AND BENEFITTING FROM Paddock VIEWS TO THE FRONT.

• Townhouse • 1328 Sqft / 123 Sqm • 3 beds, 3 baths, 1 recept • 0.04 acres • Constructed in 2009 • Gas fired central heating to radiators • Communal parking area including a designated carport • EPC - C/ 71 • Council tax band - D

Having been constructed in late 2009, this family home provides generous living accommodation measuring 1328 Sqft / 123 Sqm over three levels. To the ground floor the property comprises an entrance hallway with WC and storage adjoining and a large open plan living area which was converted from a separate lounge by the previous owner. The generous kitchen area boasts storage at both eye level and base level, ample worktop space and integrated appliances which include a fridge freezer, an electric oven, an electric hob, a dishwasher and washing machine. To the first floor are two double bedrooms, each with fitted wardrobes and two bathrooms which includes an ensuite shower room to bedroom one. Occupying the second floor is an extensive master bedroom suite with ample storage and a further en-suite facility.

Externally – The property has a generous enclosed rear garden with a decking area accessible off the kitchen/dining area. The rear garden has an array of trees, shrubs and plants, is laid to lawn and has a raised fire pit and shed to the rear of the plot. To the rear of the property is a communal parking area which includes a designated carport.

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

South Cambridgeshire District Council

Council tax band - D

Fixtures and Fittings

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

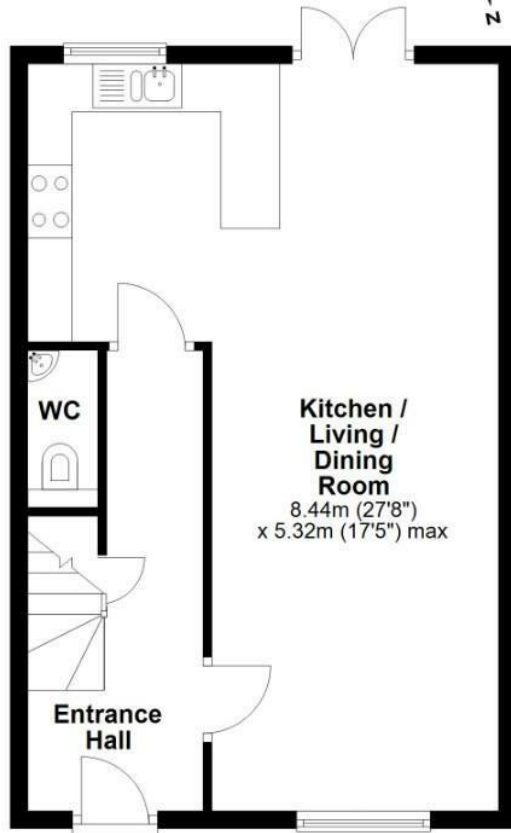
Viewing

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



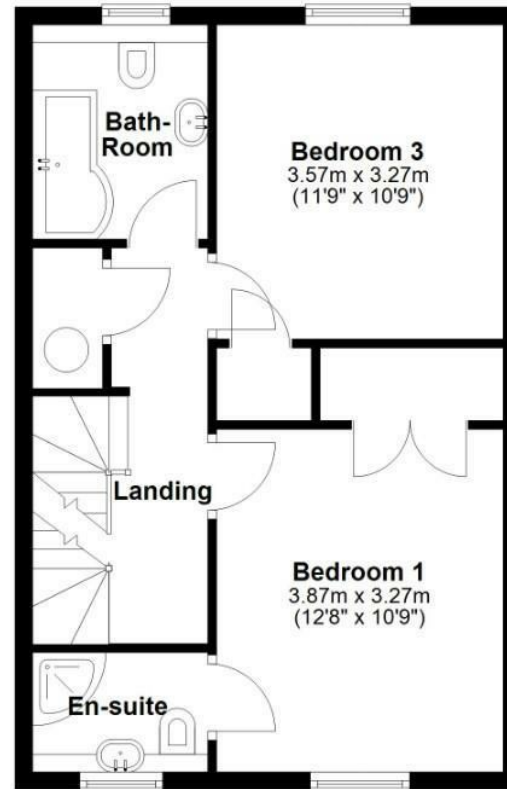
Ground Floor

Approx. 44.9 sq. metres (483.1 sq. feet)



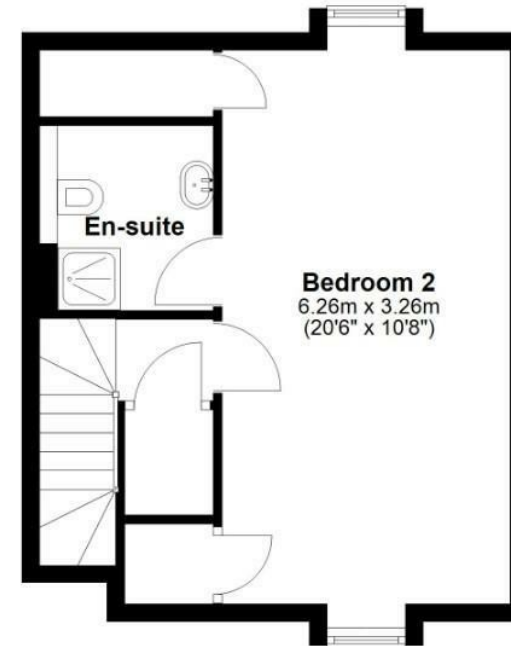
First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



Second Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



Total area: approx. 123.4 sq. metres (1328.6 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C	71	
(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

