



Arber Close, Bottisham, Cambridgeshire

Pocock + Shaw

2c Arber Close
Bottisham
Cambridgeshire
CB25 9DR

A modern 3 bedroom terraced house situated in an established residential cul-de-sac located close to Bottisham Village College. The property is superbly presented and benefits from a generous living room, a well equipped fitted kitchen and dining room, a ground floor cloakroom and a separate utility room. Additional features include a large main bedroom with a vaulted ceiling and a dressing area and ensuite shower room, 2 further double bedrooms and a long driveway and large integral garage.

Guide Price £395,000



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 which provides secondary education and acts as an important centre for local social and sporting activities. The College has a swimming pool, gym and library which are both open to the public.

Entrance porch with a part glazed entrance door.

Living room with stairs leading to the first floor.

Kitchen/dining room with a well equipped fitted kitchen with a range of fitted base and wall mounted cupboards, integrated eye level stainless steel oven and grill, 4 burner gas hob with stainless steel extractor hood over, integrated dishwasher, fridge and freezer, tiled flooring, pair of French doors leading to the rear garden.

Utility room with a stainless steel sink with mixer tap, fitted base and wall mounted cupboards, tiled flooring, half glazed door leading to the garden and an integral door leading to the garage.

Cloakroom with a low level WC, hand basin and tiled flooring.

First floor landing

Bedroom 1 an exceptional room with a high vaulted ceiling, 2 double built-in wardrobes.

Ensuite shower room with a tiled shower cubicle, hand basin with mixer tap and cupboard storage under, low level WC.

Bedroom 2

Bedroom 3

Bathroom with a bath with mixer tap and shower attachment, hand basin with mixer tap and cupboard storage, low level WC, ladder style heated towel rail.

Outside The property is conveniently located close to the village amenities and Bottisham Village College. The house is attractively set back from the road with an open plan front garden laid to lawn and a long block paved driveway.

An integral garage benefits from a metal up and over door to the front, a gas fired central heating boiler and an integral door leading to the utility room.

At the rear of the property is pretty garden with a lawned area, raised flower beds, a paved patio, shrub borders and an established hedge to the rear boundary.

Tenure The property is freehold.

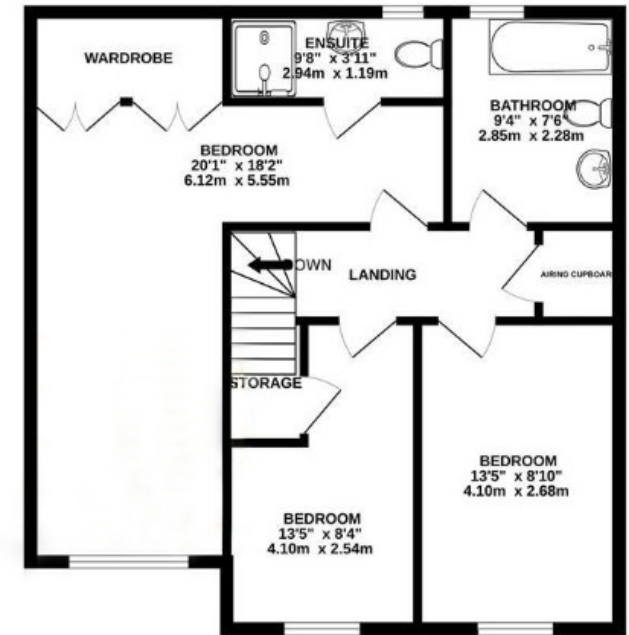
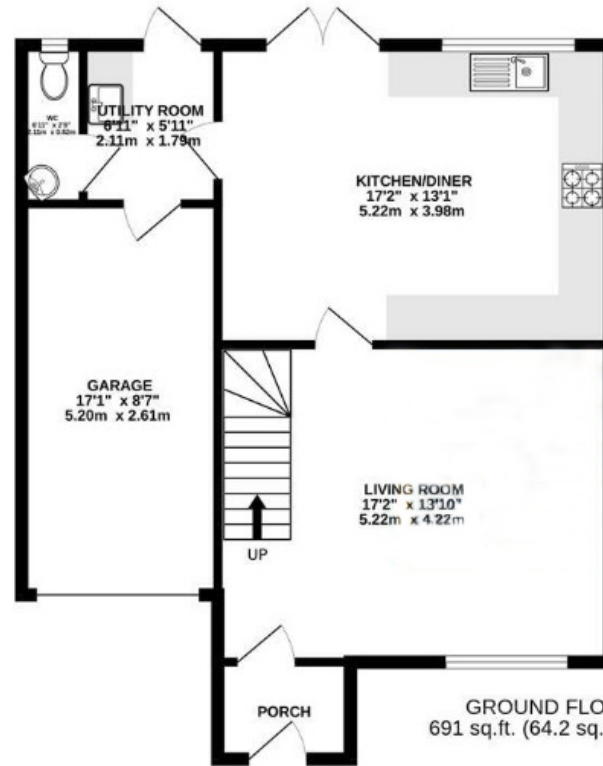
Services

Mains water, gas, drainage and electricity are connected. The property is not in an conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 17Mbps, Superfast 51Mbps, Ultrafast:100-Mbps. Mobile phone coverage by the four major carriers available. EPC: C

Council Tax D East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS





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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