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Residential sales, lettings & management





12 Thomas Christian Way  
Bottisham  
Cambridge  
CB25 9DX

A substantial four bedroom detached home ideally located in a lovely cul de sac position within striking distance of shops, schooling and amenities. This impressive family home is well placed for excellent transport links to Cambridge, Cambridge North train station, Newmarket and access onto the A14. EPC:D

Offers over £625,000 are invited.



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.

Situated only a short distance from the centre of this well served village and ideally positioned within a select cul de sac location towards the edge of this popular modern development, this really well presented four bedroom detached family home boasts many impressive features and benefits from easy access transport links to Cambridge, Newmarket, and Cambridge North Railway Station.

With the benefit of a gas fired radiator heating system and uPVC windows and doors, in detail the accommodation comprises:-

## Ground Floor

### Tiled pitched canopy porch

With part glazed entrance door to:

### Entrance Hall

With stairs rising to the first floor, window to the front, radiator.

### Sitting Room 6.26m (20'6") x 3.70m (12'2")

With a window to the side aspect, wooden flooring, feature fireplace with stone surround, radiator, double door to conservatory.

### Dining Room 4.01m (13'2") max into bay x 3.20m (10'6")

With a box window to the front aspect, window to side aspect, radiator.

### Kitchen 4.18m (13'9") max x 3.49m (11'5")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, double oven, five ring hob with extractor hood over, fitted breakfast bar, with two windows to the rear aspect.

### Utility Room

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, wall mounted boiler, with a window to the side aspect, door to rear garden.

### Study 2.39m (7'10") x 2.33m (7'8")

With two windows to the side aspect, radiator, telephone point.

### Cloakroom

With a window to the side aspect, low level WC, wash hand basin with tiled splashback, tiled flooring, radiator.

### Conservatory

Part brick and double glazed construction with uPVC double glazed windows, polycarbonate roof, power and light connected, double door leading to the rear garden & patio area.

## First Floor

### Landing

Storage cupboard housing the hot water tank, access to loft space.

### Bedroom 1 4.30m (14'1") x 3.19m (10'6")

With a window to the front aspect, radiator, door to:

### En-suite

Fitted with three-piece suite comprising tiled shower enclosure with shower over and screen, vanity wash hand basin with storage under and swan neck mixer tap, low-level WC tiled splashback, with a window to front aspect, heated towel rail.

### Bedroom 2 3.65m (12') max x 3.41m (11'2")

With a window to the front & side aspect, radiator.

### Bedroom 3 3.20m (10'6") x 2.88m (9'5")

With a window to the rear aspect, radiator.

### Bedroom 4 3.01m (9'10") x 2.82m (9'3")

With a window to the rear aspect, radiator.

### Family Bathroom

Fitted with three piece suite comprising low level wc, bath with shower attachment over, mixer tap and glass





screen, fitted vanity wash unit with base cupboards under, storage under, mixer tap and tiled surround, heated towel rail, with a window to the rear aspect.

### Double Garage

Brick built tandem garage under a pitched tiled roof, rear personal door, power and light connected, two up and over doors.

### Outside

The property has a block paved driveway leading to the tandem garage, providing ample off road parking and side gated access to the rear garden. The rear garden is fully enclosed and benefits from a decked patio area, laid mainly to lawn, with attractive trees and planted borders, timber garden shed.

### Services

Mains water, gas, drainage and electricity are connected.

### Tenure

The property is freehold.

### Council Tax Band: F

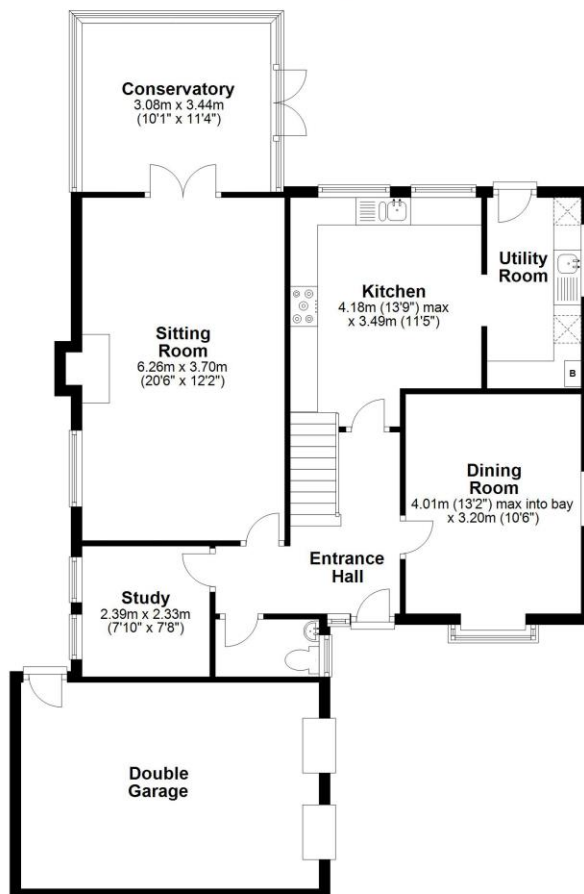
East Cambridgeshire District Council

**Viewing:** Strictly by prior arrangement with Pocock & Shaw. KLS



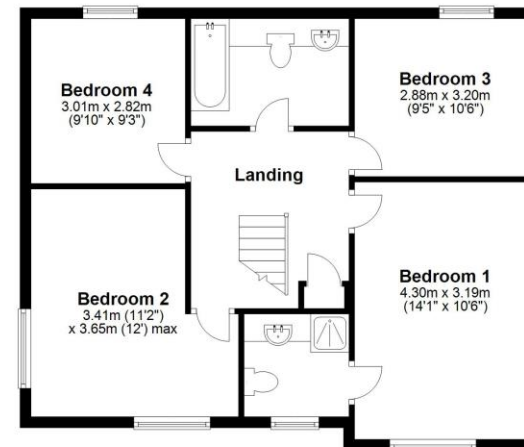
### Ground Floor

Approx. 106.2 sq. metres (1143.0 sq. feet)



### First Floor

Approx. 66.9 sq. metres (720.6 sq. feet)



Total area: approx. 173.1 sq. metres (1863.6 sq. feet)

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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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