



**Bell Road, Bottisham**  
**Cambridge, CB25 9DF**  
**£650,000**

**MA**  
Morris Armitage  
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# Bell Road, Cambridge, CB25 9DF

An exceptional detached family home, offering generous and versatile accommodation extending to over 2,500 sq. ft., ideally situated in the heart of the highly regarded village of Bottisham.

The spacious accommodation has been thoughtfully arranged to provide excellent family living space and includes a generous living room, separate dining room and snug, together with a well-appointed fitted kitchen and utility room. A ground floor shower room adds further convenience. To the first floor are five well-proportioned bedrooms, including a principal bedroom with ensuite, a further bedroom with ensuite WC, and a family bathroom.

## Reception Hall

16'3" x 11'10"

Bricked fireplace with window to front aspect.

## Living room

29'2" x 14'11"

Bricked fireplace with space for a log burner, French doors leading to rear garden. Windows to front aspect.

## Dining Room

18'0" x 15'5"

Fireplace with mantelpiece and french doors leading to rear garden.

## Kitchen/Breakfast Room

15'8" x 11'10"

Fitted with a range of eye and base level units with worktop over.

Porcelain sink with mixer tap over.

Integrated hob, double oven and grill, space for white goods. Window to side aspect.

## Utility

Fitted with eye and base level units with worktop over. Stainless steel sink with mixer tap over. Space for washing machine and dishwasher. Windows to side and rear aspect.

## Bathroom 1

Suite comprising of a shower cubicle, WC and a pedestal sink unit. Windows to side and rear aspect.

## Bedroom 1

17'7" x 11'4"

Built in storage with doorway leading to Ensuite, Window to side aspect.

## Ensuite

Suite comprising of a shower cubicle, WC and pedestal sink basin. Window to rear aspect.

## Bedroom 2

Built in storage, window to side aspect.

## Ensuite

WC and pedestal sink basin.

## Bedroom 3

Windows to front and side aspect.

## Bedroom 4

Window to front aspect.

## Bedroom 5

Window to side aspect.

## Bathroom 2

Suite comprising of a panelled bath, Shower cubicle, WC and a pedestal sink unit. Window to side aspect.

## Outside Front

Large bricked shared driveway providing parking for multiple cars, Lawned area and boarded with mature shrubberies.

## Outside Rear

Large fully enclosed garden mainly laid to lawn with patio area leading from french doors. paved pathway leading to greenhouse and shed.

## Property Details

EPC - TBC

Tenure - Freehold

Council Tax Band - F (East Cambs)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer

to the floorplan

Square Meters - 233.1 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom

advise likely on all networks

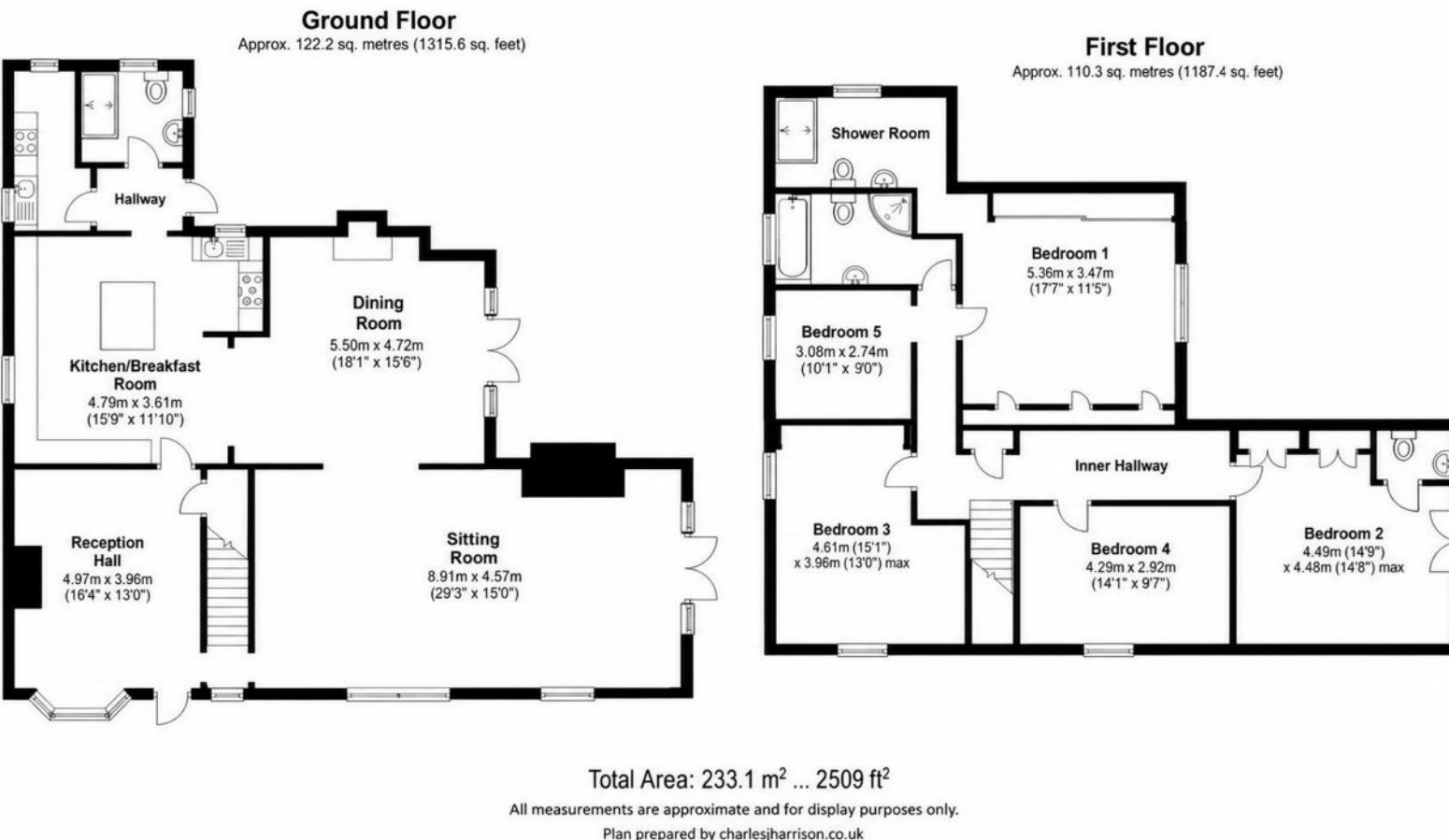
Rights of Way, Easements, Covenants

– None that the vendor is aware of

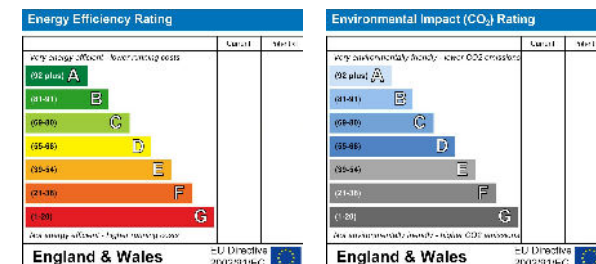
## Location

Bottisham is a charming village located about five miles northeast of Cambridge, England, known for its picturesque surroundings and community atmosphere. The village boasts several amenities, including a primary school, secondary school, local shops such as a convenience store, a bakery, and a pub, offering a taste of community life. Nearby, you'll find Bottisham's recreational facilities, including sports clubs and green spaces. The village benefits from excellent transport links, making it accessible to larger towns and cities, with Cambridge city centre reachable within a 15-minute drive, and easy access to nearby locations such as Newmarket (approximately 10 miles away) and Ely (around 12 miles).





- **Highly Regarded Village**
- **Spacious Accommodation**
- **Utility Room**
- **Five Well-Proportioned Bedrooms**
- **Ensuites**
- **Fully Enclosed Rear Garden**
- **Substantial Lawn**
- **Ample Parking**



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