



**Wisbech Close, Bottisham CB25 9DY**

**Guide Price £399,995**

## Wisbech Close, Bottisham CB25 9DY

A modern and detached family home standing at the end of this select development and located in this ever requested and sought after village and within only a few miles of the City of Cambridge.

Rather deceptive and offering generous size rooms throughout, this property has been cleverly designed to boast accommodation to include kitchen/dining room, living room, cloakroom, three double bedrooms (ensuite to master) and a family bathroom.

Externally the property offers a fully enclosed rear garden offering a good degree of privacy, integral garage and parking.

No chain – viewing recommended.

### Entrance Hall

With doors leading to the kitchen/diner, living room and cloakroom. Stairs leading to the first floor landing.

### Kitchen/Diner 17'0" x 8'10" (5.20m x 2.70m)

Modern Shaker style range of eye and base level cupboards with wooden worktop over. Integrated oven with inset gas hob and chimney style extractor above. Space and connection for washing machine. Composite sink and drainer with mixer tap over. Space for fridge/freezer. Attractively tiled splashbacks. Tiled flooring. Generous dining area. Large bay window to the front aspect. Door to the entrance hall.

### Lounge 16'0" x 10'5" (4.90m x 3.20m)

Spacious lounge with wooden flooring. Window to the rear aspect. French doors leading to the rear garden. Built-in understairs storage. Radiator. Glazed door leading to the entrance hall.

### Cloakroom

White suite comprising low level WC and handbasin with mixer tap over. Door leading to the entrance hall.

### First Floor Landing

With doors leading to all bedrooms and family bathroom. Stairs leading to the entrance hall.

### Master Bedroom 16'4" x 10'2" (5.00m x 3.10m)

Generous double bedroom with dual windows to the front aspect. Radiator. Doors leading to the en suite and landing.

### En Suite

White suite comprising low level WC, pedestal handbasin and shower cubicle. Door leading to the Master bedroom.

### Bedroom 2 16'0" x 7'6" (4.90m x 2.30m)

Generous bedroom with dual windows to the rear aspect. Radiator. Door leading to the landing.

### Bedroom 3 16'0" x 7'10" (4.9m x 2.4m)

Spacious double bedroom with dormer window to the front aspect. Radiator. Door leading to the hallway.

### Family Bathroom

Modern white suite comprising low level WC, pedestal handbasin with mixer tap over and p-shaped bath with mixer tap and wall mounted shower over. Attractively tiled to wet areas. Obscured window. Door leading to the landing.

### Garage

With up and over door leading to the driveway. Pedestrian door to the rear garden.

### Outside - Front

Mainly laid to gravel with established border shrubs and trees. Block paved driveway leading to the garage.

### Outside - Rear

Charming garden mainly laid to lawn with steps leading to a sun patio to the rear. Bordered by a variety of established trees. French doors leading to the lounge. Pedestrian door to the garage.

### PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - C (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 97 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 5500Mbps

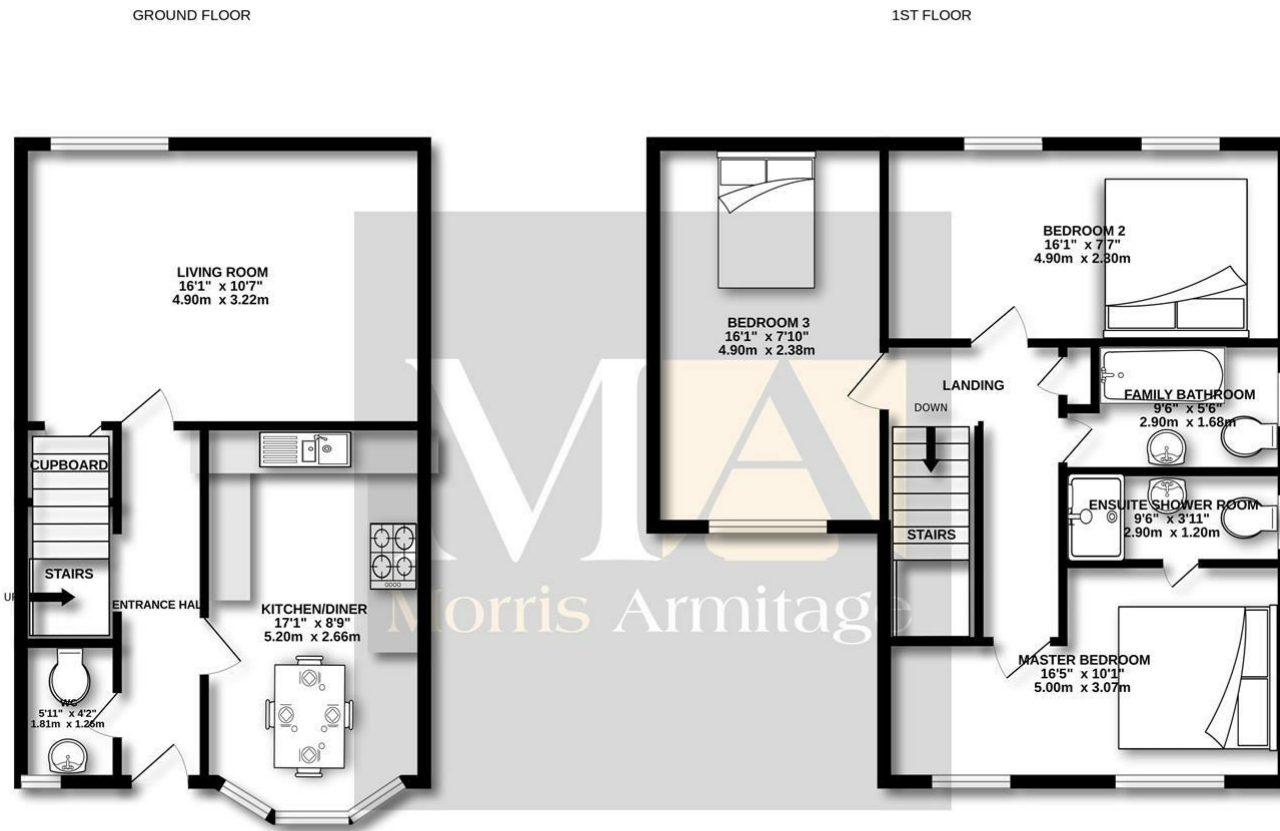
download, 5500Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

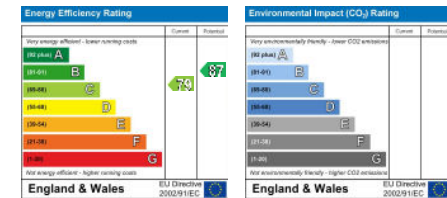
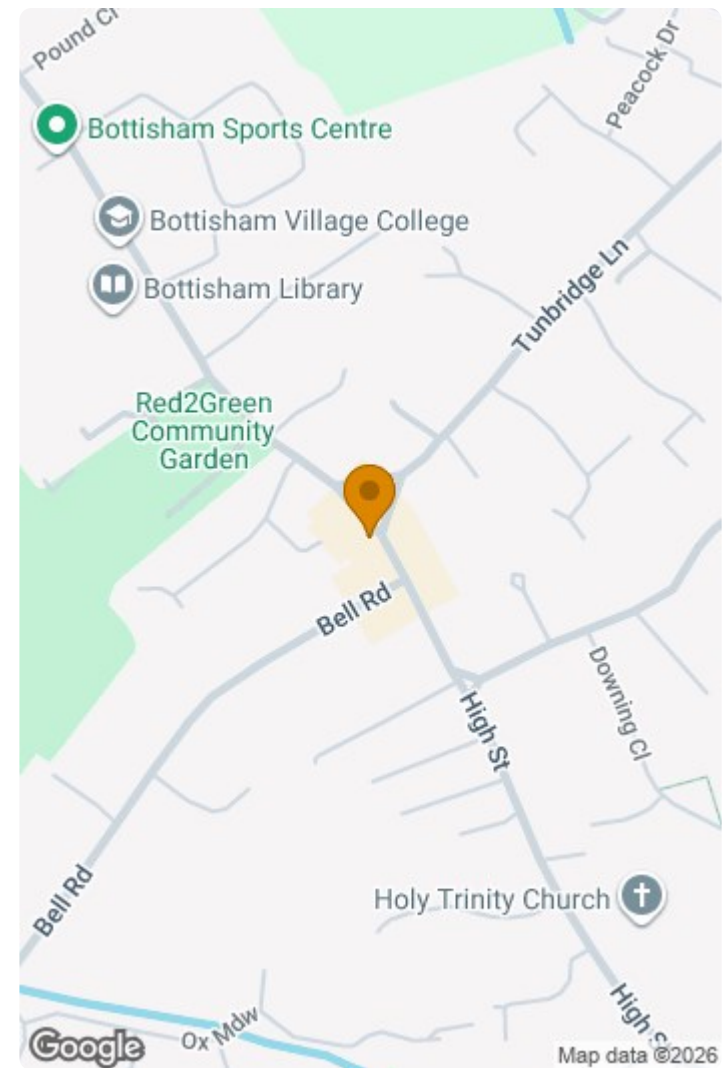
Rights of Way, Easements, Covenants – None that the vendor is aware of

### 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).



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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