



**Bell Road, Bottisham
Cambridge, CB25 9DF
Guide Price £875,000**

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Bell Road, Cambridge, CB25 9DF

A substantial and individually built detached family home standing in the centre of this thriving village location and within only a few miles of the City of Cambridge.

Carefully extended and greatly improved by the current owners, this impressive property boasts around 2750 square foot of living space with fabulous size rooms throughout. Accommodation includes spacious entrance hall, 30ft living room, sitting room, kitchen/dining room, study/snug, utility room, shower room, five double bedrooms (two ensuite) and a family bathroom.

Externally the property offers extensive driveway, detached double garage and a fully enclosed and well maintained rear garden with patio area.

SUPERB FAMILY HOME – VIEWING RECOMMENDED.

About Bottisham

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).

Entrance Hall

Spacious hallway with staircase rising up to the first flooring and door through to the:

WC

Low level WC and hand basin.

Living/Dining Room

29'9" x 17'9"
Spacious Living/Dining room with feature log burner with marble hearth and mantle. Built in storage cupboards with shelving over. TV connection point. Ample space for dining table and chairs. Radiators, three windows to front, rear and side aspect. French doors leading to garden.

Kitchen/Breakfast Room

15'9" x 14'8"
Fitted with a wide range of eye and base level cupboards with granite working surfaces over. Large Belfast sink with mixer tap. Tiled splashbacks. Large range oven with overhead extractor fan. Integrated appliances. Laid tiled flooring, radiator and windows to the rear aspect.

Family Room

13'6" x 10'8"
TV Point, Radiator, window to front aspect and door leading to:

Study

11'3" x 11'2"
Radiator, window to front aspect with door leading to rear hallway.

Utility Room

7'8" x 7'8"
Sink, storage cupboards and window to side aspect.

Bathroom

Three piece suite, comprising a low level WC, pedestal hand basin and walk-in shower. Tiled walls and flooring. Window to side aspect.

Conservatory

11'3" x 8'10"
Windows surrounding . Tiled flooring and door leading to garden.

Inner Hallway

Tiled flooring with side external door.

First Floor Landing

Gallery landing with storage cupboard and window to front aspect.

Bedroom 1

17'7" x 11'3"
Double bedroom with built in wardrobes, radiator, window to the front aspect and door through to the:

En Suite

Five piece suite comprising of low level WC, pedestal hand basin, bidet, panelled jacuzzi bath and walk in shower. Radiator and obscured window to the rear.

Bedroom 2

15'10" x 10'9"
Double bedroom with radiator windows to the rear and side aspect and door through to:

En Suite

Four piece bathroom suite comprising of low level WC, pedestal hand basin, panelled bath and walk in shower. Tiled walls and flooring and obscured window to the rear aspect.

Bedroom 3

13'6" x 10'9"
Double bedroom with built in wardrobes, radiator and window to front aspect.

Bedroom 4

13'6" x 10'9"
Double bedroom with radiator and window to front aspect.

Bedroom 5

11'11" x 8'9"
Double bedroom with radiator and window to rear aspect.

Bathroom

Four piece suite comprising of low level WC, Pedestal hand basin, wood panelled bath, walk in shower, heated towel rail. Tiled flooring and part tiled walls. Obscured window to rear aspect.

Outside Rear

Fully enclosed and well maintained rear garden. Patio area with steps leading up to lawn area, shed, greenhouse and access to garage.

Outside Front

Paved driveway creating ample off road parking. Established hedging. Side pedestrian access to rear garden. Double detached garage.

Double Garage

Up and over door, power and lighting connected.

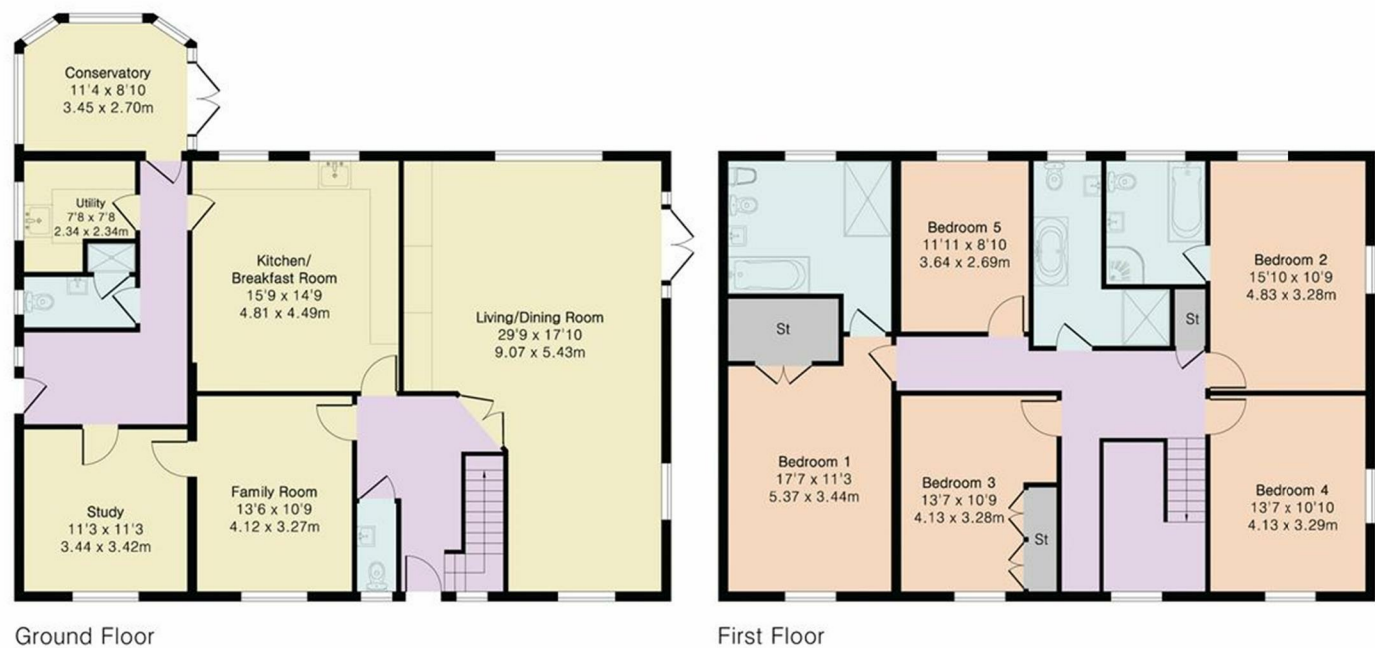
Property Information

Maintenance fee - n/a
EPC - C
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 - 242 SQM
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1000Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Approximate Gross Internal Area 2723 sq ft - 253 sq m

Ground Floor Area 1413 sq ft – 131 sq m

First Floor Area 1310 sq ft – 122 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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