

Guide Price £350,000 to £375,000

This great size three bedroom home has been well maintained and is positioned close to the centre of this very well regarded village within walking distance of the amenities. One the ground floor is a handy porch with space for shoes and coats, a very good size dual aspect living/dining room, well equipped kitchen and integral garage which could be converted, STP. Upstairs from the landing are three double bedrooms, the bathroom and separate w.c. Outside, the rear garden is fully enclosed with rear access, mainly laid to lawn with a patio area to the front and raised beds. To the front is a driveway providing off road parking and leading to the garage.

LOCATION

Bottisham is a sought after village, situated approximately 7 miles east of Cambridge City centre, with very good access to the A14, Cambridge North railway station and the market town of Newmarket. Facilities within the village include a variety of shops, post office, public house, doctors surgery, library, sports centre with swimming pool, primary school and highly regarded Bottisham Village College.

PORCH Frosted double glazed door and window to side, radiator, door into living room.

LIVING ROOM/DINING ROOM 21' 11" x 14' 1" (6.7m x 4.3m) narrowing to 3.3m Bright and spacious dual aspect living/dining room with double glazed window to the front and double glazed sliding doors across the rear, brick built fireplace, double radiator, door leading to stairway, glazed door into kitchen.

KITCHEN/BREAKFAST ROOM 12' 5" x 9' 10" (3.8m x 3m) Frosted double glazed door and double glazed window to rear. Wall and base mounted units and drawers with worksurfaces over, one and a half sink and drainer with mixer tap over, four ring gas hob, electric oven, inset microwave, space and plumbing for appliances, double radiator, door into garage.

LANDING Doors into all bedrooms, bathroom and wc, radiator, loft access.

BEDROOM ONE 11' 5" x 10' 2" (3.5m x 3.1m) Double glazed window to front, radiator, full width fitted wardrobes



with sliding mirrored doors proving a great amount of storage, radiator, strip wood flooring.

BEDROOM TWO 12' 1" x 10' 2" (3.7m x 3.1m) Double glazed window to rear, double radiator.

BEDROOM THREE 11' 5" x 8' 2" (3.5m x 2.5m) Double glazed window to front radiator.

WC Frosted double glazed window to rear, low level wc, wash hand basin, tiled flooring.

BATHROOM Frosted double glazed window to rear, fully tiled suite comprising panel shower bath, wash hand basin with mixer tap, heated towel rail, double airing cupboard housing wall mounted boiler.





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4 West Walk, Bottisham, Cambridge,
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Guide Price £350,000 Freehold

A spacious and well-presented three double bedroom family home tucked away in a quiet location within this highly desirable village.



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