



63 Ox Meadow
Bottisham, Cambridgeshire CB25 9FL
Guide Price £540,000

MA
Morris Armitage
01638 560221
www.morrisarmitage.co.uk

63 Ox Meadow, Bottisham, Cambridgeshire CB25 9FL

A modern and detached family home standing within this select development and positioned only a few miles from the City of Cambridge.

Rather deceptive and offering well proportioned rooms throughout, this sizeable family home offers accommodation to include entrance hallway, sitting room, dining room, cloakroom/WC, kitchen/breakfast room, master bedroom with En-suite, 3 double bedrooms and family bathroom. Externally the rear garden is laid mainly to lawn with patio seating area, raised borders and beds, timber fencing to boundaries.

Council Tax: TBC

EPC: C

Accommodation Details

Entrance Hall

With staircase rising to the first floor, doors and access to:

Sitting Room 6.9m x 3.47m (22'7" x 11'4")

Feature wood burning stove, carpeted flooring, bay window to the front aspect, French style doors opening out onto the rear garden.

Kitchen / Breakfast Room 3.9m x 3.38m (12'9" x 11'1")

Fitted with a modern range of wall mounted and base storage units with timber working top surfaces over, sink unit with drainer and mixer tap, built in double oven, separate 6 ring gas hob with extractor hood above, tiled splashbacks, integrated appliances to include washing machine, dishwasher and fridge/freezer, wood flooring, full length windows to the rear aspect and French style doors opening out onto the rear garden.

Dining Room 3.8m x 3.16m (12'5" x 10'4")

With bay window to the front aspect, radiator, wood flooring.

Cloakroom

Fitted with low level WC and hand wash basin, obscured window to the front aspect.

FIRST FLOOR

Landing

Storage cupboard, doors and access to:

Bedroom 1 4.2m x 3.4m (13'9" x 11'1")

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

Ensuite Shower Room

Suite comprising low level WC, pedestal hand wash basin and walk in shower, part tiled walls, heated towel rail, tiled flooring, obscured window to the side aspect.

Bedroom 2 3.71m x 3.53m (12'2" x 11'6")

With window to the front aspect, radiator.

Bedroom 3 3.62m x 3.2m (11'10" x 10'5")

Storage cupboard, two windows to the front aspect, radiator.

Bedroom 4 3.53m x 3.47m (11'6" x 11'4")

With window to the rear aspect, radiator.

Bathroom

Suite comprising low level WC, pedestal hand wash basin and panelled bath, part tiled walls, heated towel rail, tiled flooring, obscured window to the rear aspect.

Outside - Front

Foot path to entrance door, borders filled with a variety of plants, driveway to the side of the property approaching garage.

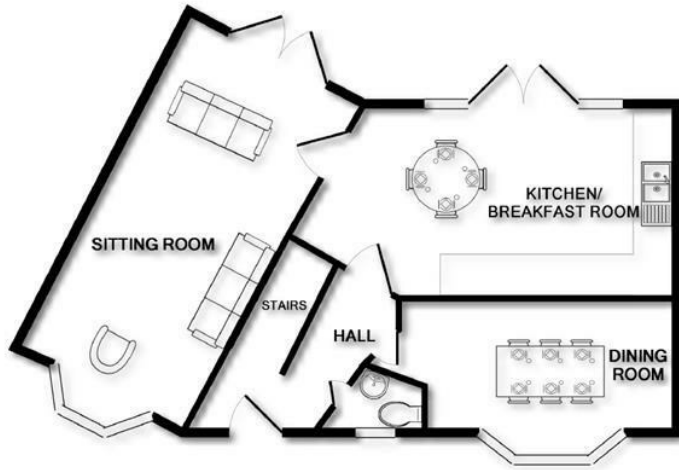
Outside - Rear

Laid mainly to lawn with paved patio area for outdoor seating, raised planters filled a variety of with shrubs and flowers, timber fencing and access gate.

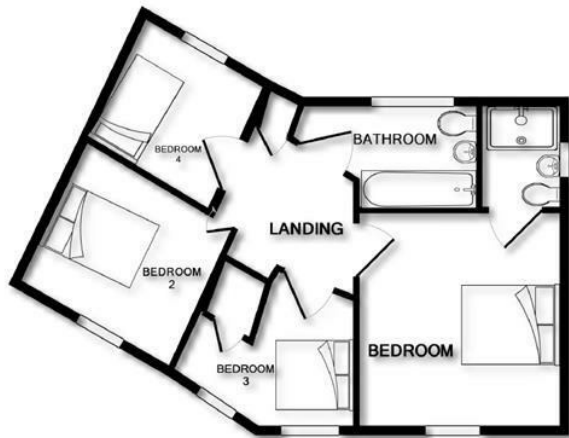
Garage

With up and over door, connected to power and lighting, pedestrian door leading out to rear garden.



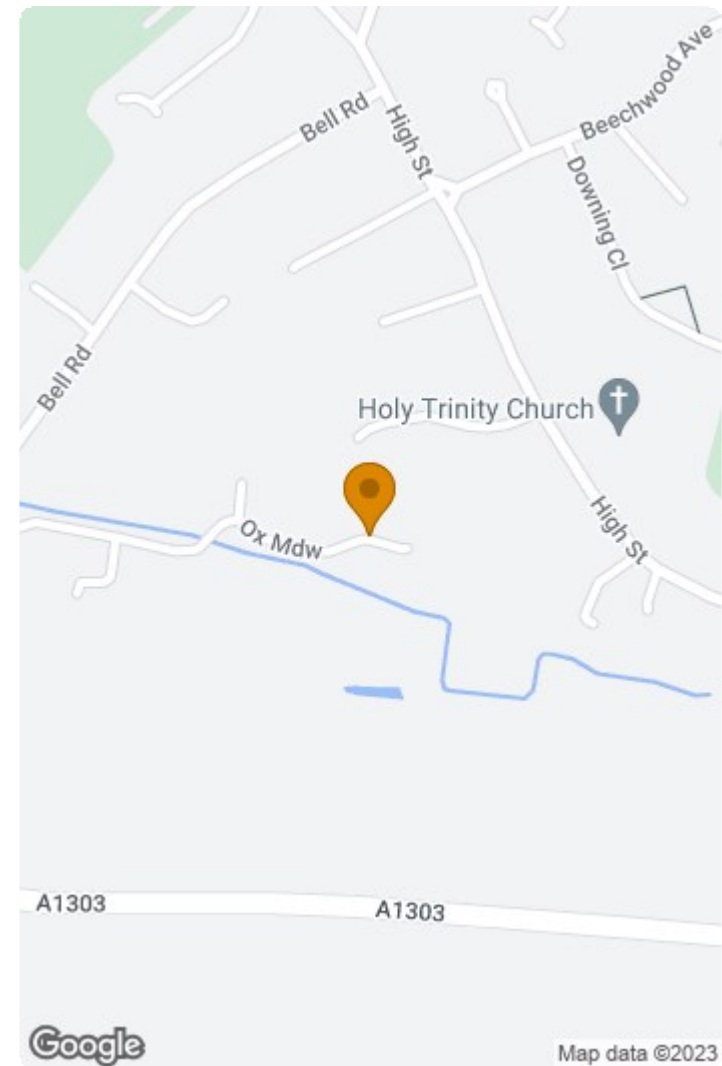


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			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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