



Lysander Close, Bottisham, Cambridgeshire CB25 9GH

Guide Price £830,000

MA

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Set on a rarely available, small development within the heart of the ever popular village of Bottisham, this five bedroom detached family home offers immaculate and spacious accommodation over three floors.

With accommodation extending to circa 200 square metres, comprising an entrance hall, living room, kitchen/dining room and study to the ground floor, four generous bedrooms, one with en-suite shower room and family bathroom to the first floor and a superb master suite with dressing area and en-suite four piece bathroom to the second floor.

Externally the property benefits from an attached double garage of generous proportions, further driveway parking and a landscaped garden featuring raised beds and spacious raised composite decking patio.

Bottisham offers excellent Primary and Secondary schooling, along with a variety of village amenities.

This home is available with the distinct advantage of NO ONWARD CHAIN.

Entrance Hall

Karndean flooring throughout. Radiator. Doors leading to Kitchen/Dining/Living room, Living Room, Study & Cloakroom. Built-in storage cupboard, further under stairs storage. Stairs leading to first floor.

Kitchen/Living Room 27'3" x 14'4" (8.32m x 4.39m)

Spacious and light Kitchen/Dining/Living room. Karndean flooring throughout. Kitchen area: Range of matching contemporary eye and base level cupboards. Kitchen island with further matching storage and shelving under. Marble effect worktops. 1 1/2 bowl kitchen sink with drainer and mixer tap over with tiled splash back. Integrated electric hob within the central island with glass/stainless steel extractor hood above. Integrated Bosch appliances include fridge/freezer, dishwasher & double oven. Downlights. French doors with further full height side windows leading to the rear garden. Additional Velux windows. Dining/Living area: pendant lighting. Radiators. Window to front aspect. Doors leading to entrance hall, living room & garage.

Living Room 15'8" x 11'11" (4.80m x 3.65m)

Beautifully presented living room with Karndean flooring throughout. French doors with additional full height side windows leading to the decking area and garden. Radiator. Doors leading to Kitchen/Living room & Entrance Hall.

Study 8'2" x 8'0" (2.51m x 2.44m)

Good size study. Karndean flooring through out. Window to front aspect. Radiator.

Cloakroom

Contemporary white suite comprising of low level W.C and hand basin.

First Floor Landing

Light, spacious landing with doors leading to all bedrooms, bathroom, storage cupboard and stairs to 2nd floor bedroom suite. Window to front aspect.

Bedroom 2 12'11" x 11'11" (3.94m x 3.65m)

Generous double room with built-in mirrored double wardrobe. Window to rear aspect. Radiator. Door leading to en suite shower room.

En Suite Shower Room

Contemporary white suite comprising of low level W.C, hand basin with vanity unit under, walk-in shower cubicle. White tiled floor. Window to rear aspect. Radiator.

Bedroom 3 10'11" x 10'10" (3.34m x 3.32m)

Smartly present, good size double room. Window to the front aspect. Radiator.

Bedroom 4 12'0" x 8'7" (3.67m x 2.64m)

Bright, good size double room with windows to the side and rear aspect. Radiator.

Bedroom 5 10'3" x 8'4" (3.13m x 2.56m)

Good size double room. Window to front aspect. Radiator.

Family Bathroom

Contemporary family bathroom with white suite comprising of low level W.C, hand basin with mixer tap under and fitted vanity drawer unit under, tiled splash back, bath with tiled splash back & sperate, fully tiled walk-in shower with sliding glass doors. Tiled flooring. Radiator. Obscured window to side aspect.

Bedroom 1 15'10" x 10'11" (4.85m x 3.34m)

Spacious & light double bedroom with dormer window to the front aspect and a further Velux window. Radiator. Entrance leading to Dressing area & En suite Bathroom.

Dressing Area & En Suite

Opening to stairs to first floor landing. Built-in mirrored wardrobes. Door to en suite bathroom, contemporary white suite comprising of low level W.C, hand basin with mixer tap and vanity drawer unit below, bath, fully tiled walk-in shower cubicle. Half wall height tiling, tiled floor. Velux window.

Outside - Front

Open porch leading to front door. Small gravel beds either side of path. Block paved parking for 2 cars, leading to double garage.

Outside - Rear

Encompassing decked area with doors leading from the kitchen and living rooms. Lawned area surrounded by beds with planting. Fully enclosed. Side gate access. Door leading to garage.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - B

Tenure - Freehold

Council Tax Band - F (East Cambridgeshire)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 175SQM

Parking – Double garage & driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

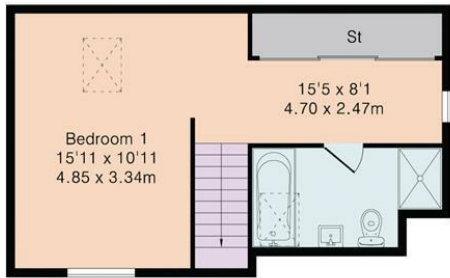
Heating sources - Gas

Broadband Connected - Yes

Broadband Type – Ultrafast available, Max 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

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

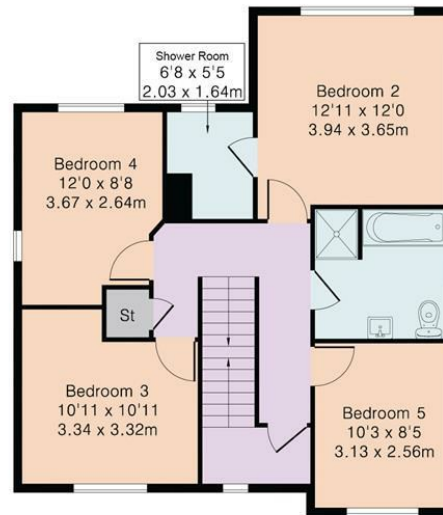


Second Floor

Approximate Gross Internal Area 2279 sq ft – 211 sq m
 Ground Floor Area 1174 sq ft – 109 sq m
 First Floor Area 703 sq ft – 65 sq m
 Second Floor Area 402 sq ft – 37 sq m



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
Not environmentally friendly - higher CO ₂ emissions	G		
England & Wales		EU Directive 2002/91/EC	

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