



Beechwood Avenue, Bottisham, Cambridge

Pocock + Shaw

38 Beechwood Avenue
Bottisham
Cambridge
CB25 9BG

A sympathetically extended and spacious 5 bedroom semi-detached house standing in a highly regarded village setting and offered with NO ONWARD CHAIN. The property is superbly presented and benefits from 5 double bedrooms and 2 bathrooms on the 1st floor, a stunning double aspect living room with parquet wood block flooring, a large family room and a new fitted kitchen. Features include an attractive part walled south west facing garden, a garage and a private driveway.

Guide price £530,000



Location Bottisham is a village in East Cambridgeshire found just off the A14, approximately 6 miles east of Cambridge and 7 miles west of Newmarket. It is a popular village with commuters who need access to Cambridge due to it being close to the A14 and is home to several well-regarded schools. The village is just a mile away from the tourist attraction of Anglesey Abbey, a historic mansion owned by the National Trust, situated within 98 acres of landscaped grounds.

Entrance Porch with a part glazed entrance door.

Hallway with parquet wood block flooring, stairs leading to the first floor, feature window.

Cloakroom with a hand basin and low level WC.

Living room/dining room 6.63m x 6.25m maximum (21'9" x 20'6") a superb double aspect room with a large feature window to the front aspect, parquet wood block flooring, fireplace (currently boarded off) with a tiled hearth and surround, sliding patio door to the rear garden.

Kitchen 4.40m x 2.64m (14'5" x 8'8") newly fitted with a range of fitted base and wall mounted units, integrated stainless steel oven and grill with 4 ring hob, stainless steel splash backs and extractor hood over, with provision for a dishwasher, a part glazed door to the rear garden. space and plumbing for dishwasher cupboard with gas fired boiler.

Utility room 2.02m x 1.92m (6'8" x 6'4") with provision for washing machine and drier, a part glazed door to the rear garden.

Family room 8.08 max x 4.51 max (26'6" x 14'10"), a large double aspect room with a fireplace and a pair of French doors leading to the rear garden.

First floor landing with an airing cupboard with hot water cylinder.

Bedroom 1 4.00m x 3.46m (13'1" x 11'4") with a double built in wardrobe.

Bedroom 2 3.75m x 3.46m (12'4" x 11'4") with double built in wardrobes.

Bedroom 3 4.50m x 2.86m (14'9" x 9'5") with a double built in wardrobe.

Bedroom 4 3.90m x 2.82m (12'10" x 9'3") with a double built in wardrobe.

Bedroom 5 2.80m x 2.70m (9'2" x 8'10") with a built in wardrobe.

"Jack and Jill" bathroom with access via bedrooms 3 and 4 with a bath, hand basin and low level WC, tiled walls and floor.

Bathroom with a bath and hand basin, tiled walls.

Separate cloakroom with a low level WC.

Outside To the front is an open plan garden laid to lawn and with a side access leading to the pedestrian door to the garage.

At the rear is a part walled garden, laid to lawn with shrub borders, an ornamental fishpond, a paved patio area and a pedestrian gate leading to the driveway at the rear of the property and a semi-detached garage with an up an over door to the front.

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

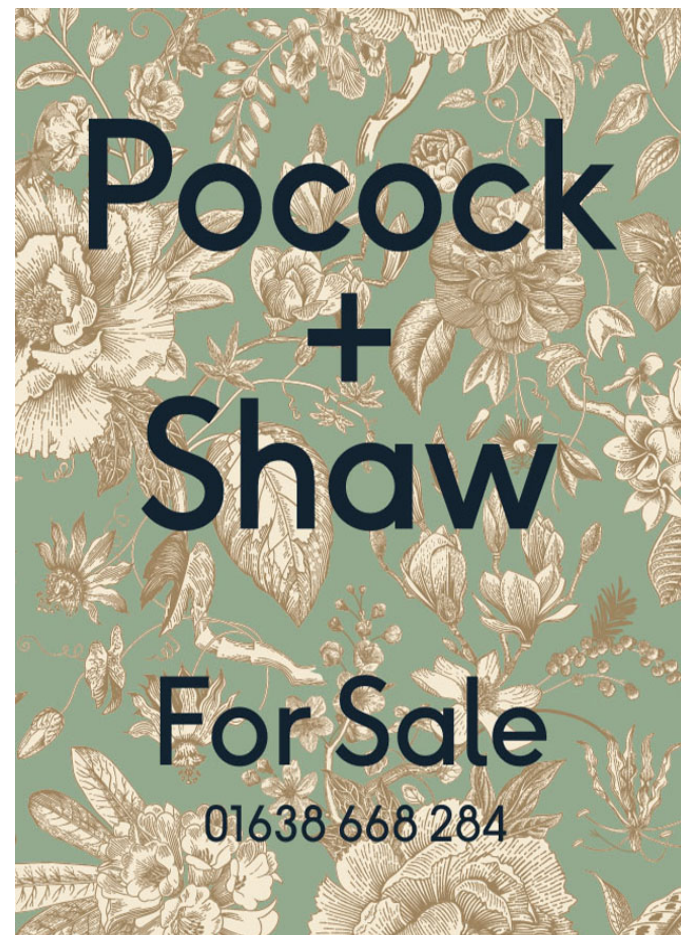
The property is not in a conservation area. The property is in a low flood risk area.

Internet connection, basic: 17Mbps Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available. EPC: TBC

Council Tax D East Cambs District Council

Viewing By Arrangement with Pocock + Shaw PBS



5 Bedrooms
2 Bathrooms
2 Reception rooms
Extended semi-detached house
Excellent presentation
Sought after village location
NO CHAIN





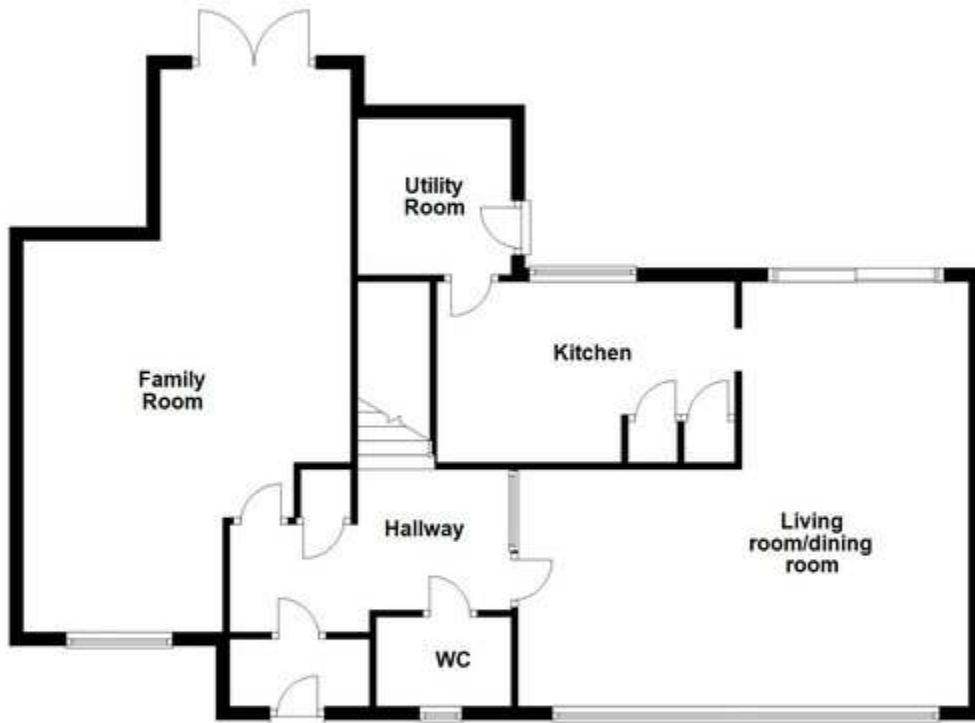
A graphic advertisement for Pocock + Shaw. The background is a dark, vibrant floral pattern with red, green, and blue flowers. The text "Pocock + Shaw" is written in a large, white, sans-serif font, with a plus sign between the names. Below it, "For Sale" is written in a smaller white font. At the bottom, the phone number "01638 668 284" is displayed in white.







Ground Floor



First Floor



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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