



STOCKS CLOSE, BOTTISHAM, CAMBRIDGE, CB25 9BY

- Cambridge - approx. 6.5 miles
- Cambridge North Railway Station - approx. 6.5 miles
- Newmarket - approx. 6 miles
- A14 (Junction 35) - approx. 2.5 miles
- Addenbrookes Hospital - approx. 7.5 miles

Double aspect reception room with fireplace & doors to the garden • Good-size dining room/potential study/playroom • Modern, fitted kitchen/breakfast room • Utility & cloakroom • Four bedrooms, three with fitted wardrobes • Two bath/shower rooms • Secluded lawned gardens • Ample parking & detached double garage • EPC rating C

DESCRIPTION

5 Stocks Close forms parts of a select and small development of similar homes set in a tucked away location on a private road within easy reach of the village centre and its varied amenities.

The property offers beautifully presented, bright and generously proportioned accommodation extending to just over 1520sqft laid out over two floors.

On the ground floor is a double aspect reception room with bay window to the front, double doors opening to the rear garden and a fireplace. A neat dining room also has a bay window the front and modern well-fitted kitchen/breakfast room looks over the rear garden. A useful utility room and cloakroom complete the ground floor.

On the first floor are four bedrooms, three with fitted wardrobes, an en-suite shower room and a family bathroom. The house is full of natural light, offers excellent storage and given its faultless presentation, is ready for immediate occupation.

IMPRESSIVE, MODERN FOUR BEDROOM HOME SITUATED ON A PLEASANT AND QUIET CUL-DE-SAC CLOSE TO THE CENTRE OF THIS HIGHLY-SOUGHT AFTER VILLAGE.



OUTSIDE

The property is approached over an extensive private driveway providing ample parking for a number of cars and giving access to the detached double garage. The house is set behind a neat lawn to the back and to rear is very well maintained, fully enclosed lawned garden with a terrace to the back of the house providing the perfect space for al-fresco dining etc.

LOCATION

Bottisham is a sought after village conveniently positioned approximately 6.5 miles north-east of Cambridge with excellent access to the A14, Newmarket, Bury St Edmunds and the Cambridge Science Park along with the new mainline railway station at Cambridge North. The village offers a regular bus service to both Cambridge and Newmarket and is very popular for those looking for traditional village liked coupled with ease of access to the city and commuter links. The village offers good local shops, post office, public house, doctor's surgery, dentist, library, sports centre with swimming pool, primary school and a highly regarded secondary college (Ofsted rated "Outstanding"). The lovely Angelsey Abbey is just a short walk or cycle away offering wonderful walks.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected

Local Authority: East Cambs District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330

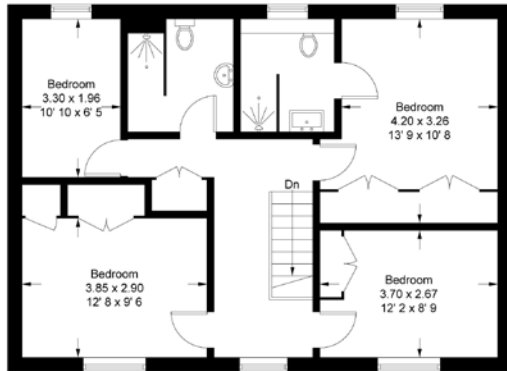


Stocks Close

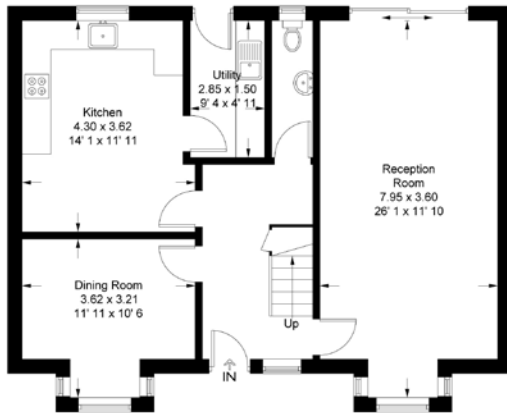
Approximate Gross Internal Area = 1533 sq ft / 142.5 sq m

Garage = 325 sq ft / 30.2 sq m

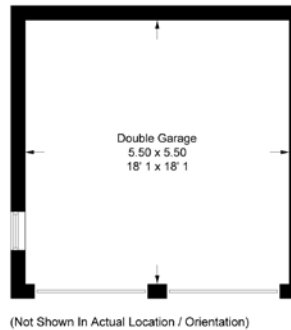
Total = 1858 sq ft / 172.7 sq m



First Floor
751 sq ft / 69.8 sq m



Ground Floor
782 sq ft / 72.7 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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