



8 Bradfords Close, Bottisham,  
Cambridge, CB25 9DW

**Offers over £525,000**



## 8 Bradfords Close

Bottisham, CB25 9DW

- Spacious family house
- Central village location
- No chain
- Southeast facing garden
- Scope for extension and updating
- Energy rating C

A large detached house, offering 1520 sq.ft, of family accommodation, in the very centre of the village, and a short walk to the village college, and with no chain.

This spacious family house needs some general updating but has excellent open-plan living spaces and a flexible layout.

The ground floor provides a fantastic 26ft living room with a dual aspect and patio doors to the garden, a fireplace, and extensive fitted shelving and cupboards. Double doors lead to the kitchen/dining room, which also has patio doors to the garden. The kitchen area is fitted with an oven and hob, space for appliances, and a pantry. There is a large reception hall, porch, and cloakroom/utility room with a WC,

There is a studio room that is accessed from the carport and also has access to the rear





garden. It is perfect as a home office or a teenager's space, but could very easily be used as bedroom 4.

Upstairs, the accommodation is particularly well proportioned and offers three double bedrooms off a spacious landing. The family bathroom has a shower over the bath, basin, and WC.

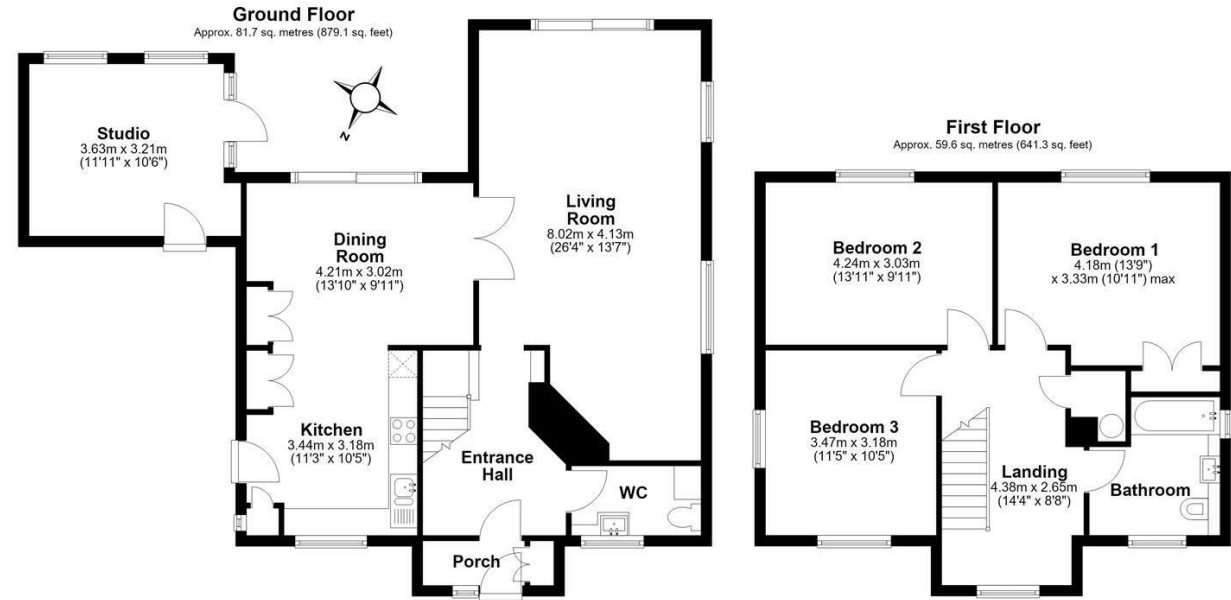
The house has gas central heating and double glazing.

The property has a lovely broad plot, with a lawned front garden and a driveway for parking and access to the adjoining carport, which could be enclosed to create a large garage if required.

Side access leads to the rear garden, which is a good size and mainly lawn. The garden is fenced and faces southeast.

What3words: ///silent.nurses.confronts

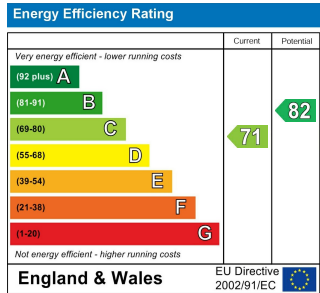




Total area: approx. 141.2 sq. metres (1520.4 sq. feet)  
For guidance only. Not to scale. All dimensions and areas are approximate and should be verified.  
Plan produced using PlanUp.



### Energy Efficiency Graph



Tenure: Freehold  
Council tax band:

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