GRAY TOYNBEE

23 Lysander Close

Bottisham, CB25 9GH

Guide price £645,000

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23 Lysander Close

Bottisham, CB25 9GH

- Detached house
- 4 double bedrooms
- Excellent family home
- Garage and driveway parking
- No chain

A beautifully presented and expansive four-bedroom detached family home with an enclosed garden, garage and off-road parking, located in the popular village of Bottisham and within walking distance of the village amenities.

Built in 2017, this detached property is perfect for family living. The open-plan kitchen dining room is particularly impressive, spanning the depth of the property with patio doors directly to both the garden and driveway. The kitchen is cleverly designed with high and low level cabinetry and a central island, which houses both an induction and separate gas hob with extractor over. There are further integrated appliances including fridge freezer and dishwasher. There is ample space for a large dining table making this room a very sociable space.

The ground floor living space provides excellent flexibility with an additional large living room with patio doors to the rear garden, a home office/playroom as well as a separate utility space and cloakroom.

On the first floor, there are four double bedrooms, two of which have built in wardrobes. The principal bedroom benefits from an en-suite shower room with shower enclosure, hand basin, WC and heated towel rail. The family bathroom has a bath, separate shower enclosure and is finished to a high standard.

Externally, there is an enclosed rear garden which has been thoughtfully designed to include decking, lawn, raised flower beds and pergola.

To the side of the property is the private driveway, complete with EV charging point and leading to a detached garage. The garage benefits from power and light and provides excellent additional storage space.

The house has double glazing, gas central heating and solar panels.

The village of Bottisham is a particularly well-served village located east of Cambridge. Amenities include Bottisham Village College, a public house, a shop, GP surgery, a library, and a primary school. Public transport links to Cambridge and Newmarket. Addenbrookes Hospital and Arm are also easily accessible.

SatNav: CB25 9GH
What3words: ///less.mile.corrupted

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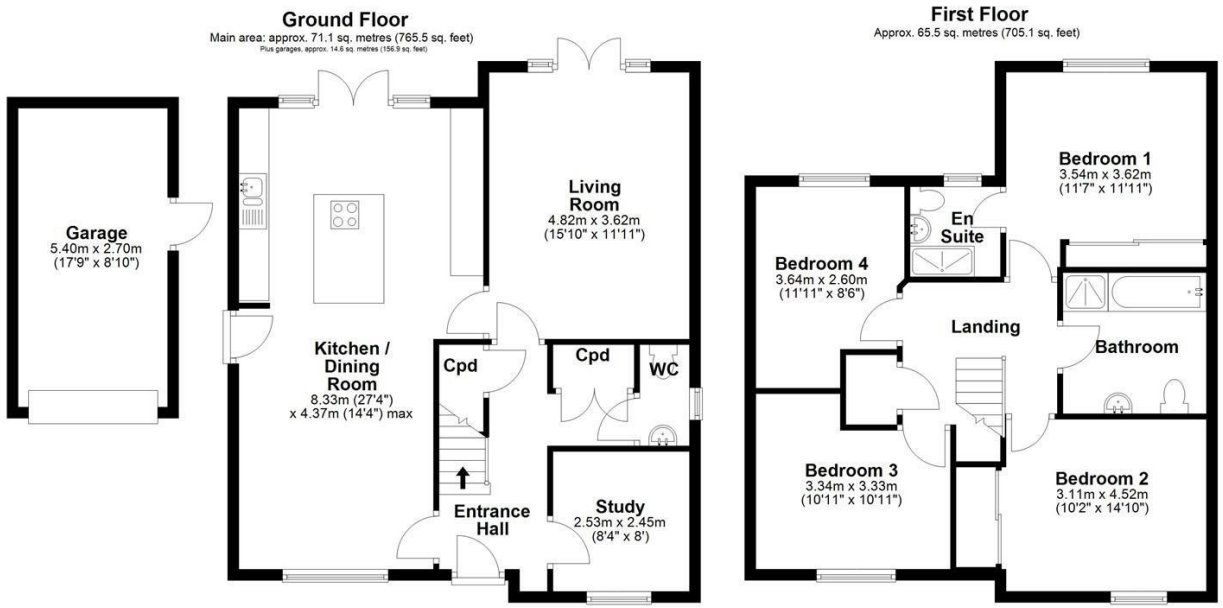
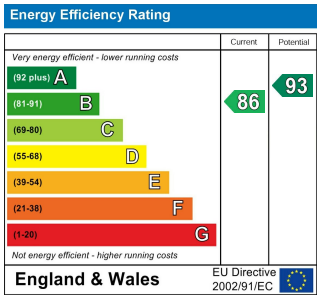


Main area: Approx. 136.6 sq. metres (1470.6 sq. feet)
Plus garages, approx. 14.6 sq. metres (156.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Graph



Tenure: Freehold
Council tax band: F

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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