



Flaxfields, Linton, CB21 4JG

**CHEFFINS**

## Flaxfields

Linton,  
CB21 4JG

An established and extended, modern detached house, providing well-proportioned, and versatile living accommodation, and ideally suited to a family looking for such outstanding space and flexibility. The property would benefit from some sympathetic updating but does offer great potential and has the benefit of an attractive corner plot, driveway/parking and double garaging.

4 2 4

**Guide Price £600,000**





## LOCATION

The property occupies an outstanding location at the top of this highly sought-after residential cul-de-sac, just off Back Road and within easy reach of the heart of this growing and ever-popular South Cambridgeshire village. Linton provides an excellent range of local amenities, including shops, inns, restaurants, doctor, dentist, vets and schools. The market town of Saffron Walden is about 8 miles away and the University City of Cambridge is about 10 miles distant. For the commuter, Audley End and Whittlesford mainline stations provide a commuter service to London and Cambridge and the nearest M11 motorway access points are Stumps Cross (junction 9) and Duxford (Junction 10).

**COVERED PORCH**

with outside light.

**FRONT ENTRANCE DOOR**

leading to:

**ENTRANCE HALL**

with double radiator, sealed unit double glazed window to side aspect and staircase leading to first floor.

**CLOAKROOM**

with low level w.c., pedestal wash hand basin with tiled splashback, wall mirror above, radiator, sealed unit double glazed window with frosted glass to rear aspect.

**PRINCIPAL RECEPTION ROOM**

with double radiator, two sealed unit double glazed windows to front and side aspect and stone fireplace with stone hearth, storage shelf to side. Archway leading through to further living area with double radiator, sealed unit double glazed full height windows to rear aspect and sliding double glazed patio doors leading to rear gardens and terrace.

**DINING ROOM**

with double radiator, sealed unit double glazed windows to front aspect and serving hatch to kitchen.

**KITCHEN**

with range of units comprising inset sink unit with mixer taps and cupboard below, extensive base units comprising worktops with cupboards and drawers below, integrated dishwasher, inset twin oven and grill with 4 point induction hob set into worktop with concealed extractor cooker hood above, further base units comprising worktops with cupboards beneath and extensive range of fitted wall storage cupboards, sealed unit double glazed windows to rear aspect, double radiator, serving hatch to dining room, door to:

**UTILITY ROOM**

with corner butler sink with mixer taps, space and plumbing to side for washing machine, double radiator, freestanding storage units and a Trianco boiler, internal door leading to Garage, sealed unit double glazed door to rear gardens and further part glazed door to a large porch/side hall with double radiator, sealed unit double glazed windows to side and front aspect and sealed unit double glazed front entrance door to front pathway and gardens.

**ON THE FIRST FLOOR****LANDING**

with trap door to roof space, large walk-in airing cupboard with hot water cylinder and fitted shelving, sealed unit double glazed windows to front aspect.

**BEDROOM 1**

with radiator, sealed unit double glazed windows to rear aspect, built-in double wardrobes and door to:

**ENSUITE SHOWER ROOM**

with tiled shower area with wall mounted shower unit and sliding glazed shower doors, vanity style unit with inset wash hand basin, cupboards and drawers beneath, wall mounted mirror fronted cabinet and radiator/towel rail.

**BEDROOM 2**

with radiator, sealed unit double glazed windows to front aspect, built-in double wardrobes with automatic light.

**BEDROOM 3**

with radiator, two sets of built-in double wardrobes, sealed unit double glazed windows to front aspect.

**BEDROOM 4**

with radiator, sealed unit double glazed windows to rear aspect.

**BATHROOM**

with white suite comprising bath with shower attachment, ceramic tiled walls around, pedestal wash hand basin, low level w.c., wall mounted mirror fronted cabinet, radiator, sealed unit double glazed windows with frosted glass to rear aspect.

**OUTSIDE**

To the front and side of the property there is a generous garden area laid to lawn with well stocked borders and a variety of shrubs around. Paved area adjacent and a driveway leading to the DOUBLE GARAGE with up and over door, light and power and sealed unit double glazed windows to side aspect. To the side of the garage is a wide paved pathway which leads to the rear garden and a recessed area with storage for bins and oil storage tank.

Opening leading to the rear garden which incorporates a large paved rear terrace with very well stocked borders and raised beds including rose beds adjacent. Further landscaped shinglestone area to side of the main terrace with a variety of mature shrubs and well stocked borders around.



| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            | 65                                                                                |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            | 32                         |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Guide Price £600,000

Tenure – Freehold

Council Tax Band – F

Local Authority – South Cambridgeshire



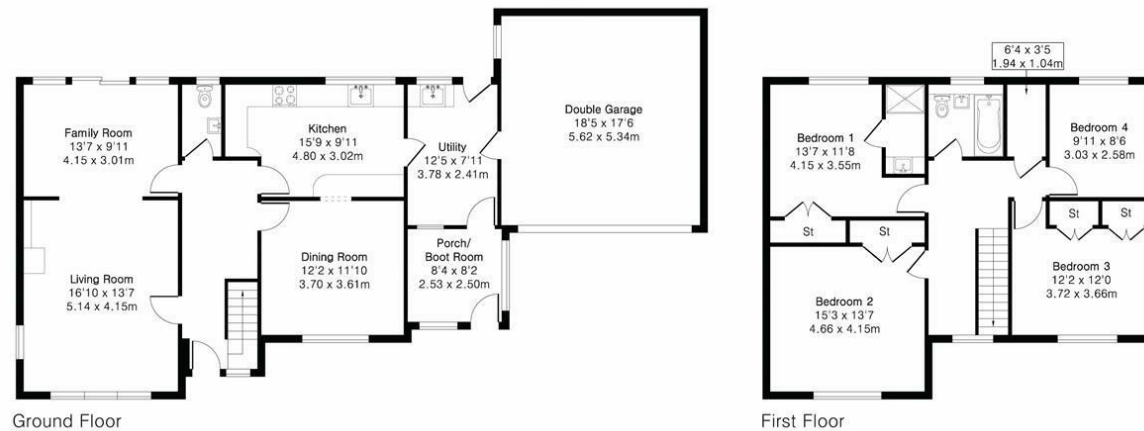


**Approximate Gross Internal Area 1812 sq ft - 168 sq m  
(Excluding Garage)**

Ground Floor Area 1004 sq ft – 93 sq m

First Floor Area 808 sq ft – 75 sq m

Garage Area 323 sq ft – 30 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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