Wheatsheaf Way, Linton, CB21 4XB

CHEFFINS

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Wheatsheaf Way

Linton,
CB21 4XB

4 1 2

Guide Price £425,000

- Four Bedrooms
- Detached Garage
- Driveway with Parking
- Open Plan Kitchen/Diner
- Popular Village Location

A versatile, spacious four bedroom home positioned in a popular village location. The property benefits from bright and well proportioned living accommodation throughout together with off street parking provision and detached garage.

LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the University City of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

GROUND FLOOR

ENTRANCE HALL
Entrance door and obscure double glazed window to the front aspect, staircase rising to the first floor with storage cupboard under and doors to adjoining room.

CLOAKROOM
Comprising low level WC, ceramic wash basin with vanity cupboard below and above, built-in shelving and storage cupboard with space and plumbing for washing machine. Double glazed window to the side aspect.

SITTING ROOM
Double glazed window to the rear aspect, fireplace with oak mantle, tiled hearth and log burner. Door to:

KITCHEN/DINER
Fitted with a range of base and eye level units with worktop space over incorporating breakfast bar, space for range style cooker with extractor hood over, stainless steel sink, space and plumbing for washing machine, double glazed window to the front aspect and door to the side aspect providing access to the outside space. The dining area has a double glazed window to the rear aspect overlooking the garden and door to:

CONSERVATORY
Double glazed windows to the rear and side aspects and a pair of double glazed doors providing access to the rear garden.

FIRST FLOOR

LANDING
Doors to the adjoining rooms.

BEDROOM 1
Large double glazed window to the rear aspect and built-in wardrobes.

BEDROOM 2
Double glazed window to the rear aspect and built-in storage cupboards.

BEDROOM 3
Double glazed window to the front aspect and built-in storage cupboards.

BEDROOM 4
Double glazed window to the front aspect.

BATHROOM
Recently refitted suite comprising ceramic wash basin with vanity cupboards above and below, low level WC, shower enclosure and heated towel rail. Tiled flooring and obscure double glazed window to the front aspect.

OUTSIDE
To the front of the property there is off-road parking for two vehicles and a paved pathway leading to the front door. There is gated side access to the rear garden which is laid with artificial lawn with slate shingle, decked and paved terraces. To the rear there is gated access to the off-street parking and detached garage with personal door and window from the garden, power and lighting connected and up and over door for vehicular access from Hollybush Way.

AGENT'S NOTES
- Tenure - Freehold
- Council Tax Band - D
- Property Type - Semi-detached house
- Property Construction - Brick with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1,272.6
- Parking - Garage & driveway

UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Gas fired boiler with radiators and wood burner
- Broadband - Fibre to the Property
- Mobile Signal/Coverage - OK

RESTRICTIONS/COVENANTS
- We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.

BUILDING SAFETY
- The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.
- The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property.
- The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

ACCESSIBILITY/ADAPTATIONS
- The vendor has made us aware that, to the best of their knowledge, there have been no adaptations made to the property for accessibility requirements during their ownership.

MAHOMES
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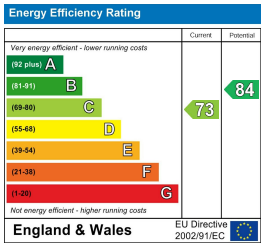
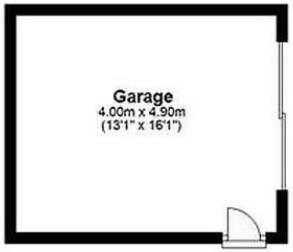
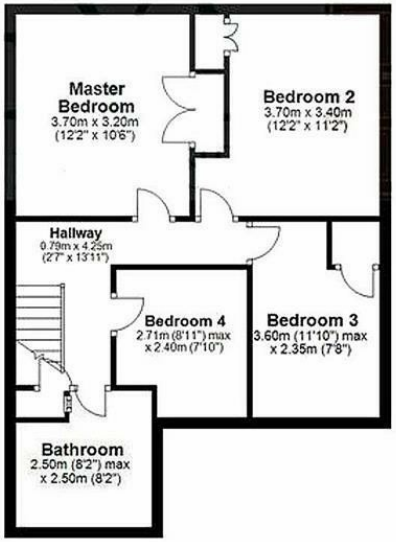




Ground Floor

First Floor



Total area: approx. 118.2 sq. metres (1272.6 sq. feet)

Whilst every attempt has been made to provide an accurate floorplan. All measurements are approximate and we take no responsibility for error, omission or misrepresentation. This floorplan is for illustrative purposes only.

Guide Price £425,000

Tenure - Freehold

Council Tax Band - D

Local Authority - South Cambridgeshire

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