

Barrows Way, Linton, CB21 4AZ

CHEFFINS

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Linton,
CB21 4AZ

4 2 2

Guide Price £700,000



- Village location
- Attractive flint fronted home
- Kichen/breakfast & dining room
- Four bedrooms
- Two ensuite bedrooms
- Double garage
- Landscaped garden

A well proportioned four bedroom detached house positioned in an enviable village location. Enjoying bright and versatile living accommodation. The property benefits from large driveway providing off-street parking and double 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, staircase rising to the first floor with understairs storage beneath, doors to adjoining rooms and external door leading to the outdoor space.

SITTING ROOM
Bay window to the front aspect together with window and French doors to the rear aspect, feature fireplace with gas fire.

DINING ROOM
The dining room has windows to the front and side aspects together with pocket doors opening into:--

KITCHEN/BREAKFAST ROOM
Fitted with base and eye level units with worktop space over, central island, Franke stainless steel sink unit, induction hob with overhead extractor and electric double oven, integrated microwave, full-length fridge and freezer, bay window to the side and window to the rear aspect.

UTILITY ROOM
Fitted with base and eye level units with worktop space over, space and plumbing for washing machine and tumble dryer, sink unit and obscure glazed window to the rear aspect.

CLOAKROOM
Comprising ceramic wash basin with vanity unit beneath, low level WC and obscure glazed window to the side aspect.

FIRST FLOOR

LANDING
Windows to the front and side aspects, doors to airing cupboard and adjoining rooms, loft access.

PRINCIPAL BEDROOM
Window to the front aspect, fitted wardrobes and door to:-

ENSUITE SHOWER ROOM
Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual head and heated towel rail.

BEDROOM TWO
Window to the side aspect, fitted wardrobes and door to:-

JACK AND JILL BATHROOM
Comprising ceramic wash basin with vanity unit beneath, low level WC, panel bath with shower attachment, shower enclosure, heated towel rail.

BEDROOM THREE
Window to the front and side aspects and fitted wardrobes.

BEDROOM FOUR
Window to the side aspect.

OUTSIDE
A block-paved driveway offers off-street parking and leads to a detached double garage with a brick-built porch at the front door. Gated side access opens to a rear garden featuring two paved areas ideal for al fresco entertaining, including one under a pergola with retracting roof. The garden is mostly laid to lawn with bordering flower beds, plus an additional gravel area at the back of the garage.

DOUBLE GARAGE
Fitted with an electric up and over door, power and lighting connected, built in storage cupboards with a partition section to the rear which is currently used as a workshop and external partly glazed side door accessing the garden.

VIEWINGS
By appointment through the Agents.





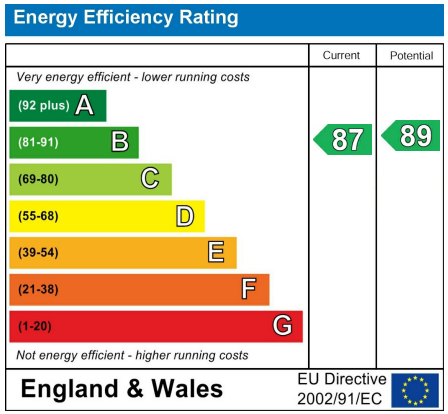



Sleep






HEN PECKED











Guide Price £700,000
Tenure - Freehold
Council Tax Band - F
Local Authority - South Cambridgeshire



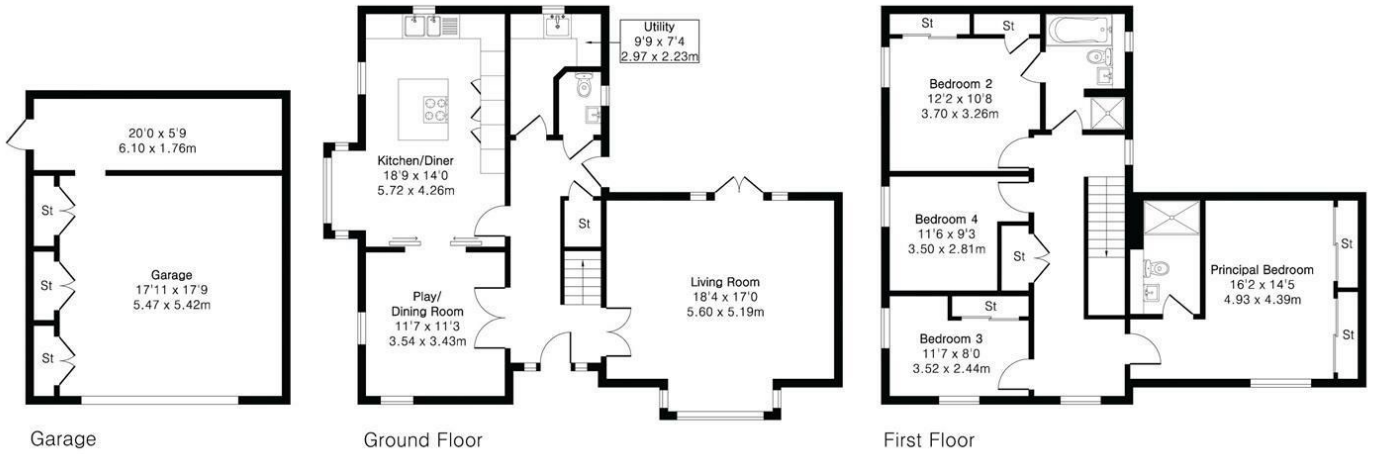






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Approximate Gross Internal Area 1729 sq ft - 160 sq m
(Excluding Garage)
Ground Floor Area 874 sq ft – 81 sq m
First Floor Area 855 sq ft – 79 sq m
Garage Area 480 sq ft – 45 sq m



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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