



Kingfisher Walk, Linton, CB21 4UA

**CHEFFINS**

## Kingfisher Walk

Linton,  
CB21 4UA

- Detached family home
- Scope for enlargement and modernisation
- Garage and private garden
- Beautiful outlook
- Well-served village location
- No upward chain

A detached four bedroom house set in an enviable location with beautiful views to the front. The property offers scope for enlargement and is offered chain free.

4 1 2

**Offers In Excess Of £460,000**





## 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**

Obscure double glazed entrance door, staircase rising to the first floor with large half-landing double glazed window and deep understairs storage cupboard housing the newly replaced gas fired boiler.

**SITTING ROOM**

A dual aspect room enjoying a good degree of natural light and stunning views over the communal meadows and woodland, together with double glazed sliding patio doors providing access onto the garden. Open fireplace with stone hearth and surround.

**DINING ROOM/STUDY**

A versatile room with pleasant views to the front through the large double glazed window.

**KITCHEN**

Fitted with a range of base and eye level units with worktop space over, twin bowl sink unit, space for cooker and fridge freezer. Window and glazed door to:

**LEAN-TO CONSERVATORY**

Aluminium framed with glazed panels, power and lighting connected and

sliding glazed door providing access to the terrace and garden. Space and plumbing for washing machine.

**CLOAKROOM**

Comprising low level WC, vanity wash basin and high level obscure double glazed window.

**FIRST FLOOR****LANDING**

Access to the loft space.

**BEDROOM 1**

Wide double glazed window to the rear aspect overlooking the garden and surroundings.

**BEDROOM 2**

Large double glazed window to the front aspect enjoying views over the communal meadow. Built-in wardrobe and airing cupboard.

**BEDROOM 3**

Double glazed window to the rear aspect and built-in wardrobe.

**BEDROOM 4**

Wide double glazed window to the front aspect enjoying pleasant views and built-in wardrobe.

**BATHROOM**

Suite comprising panelled bath with

independent shower over, low level WC, wash basin and obscure double glazed window.

**OUTSIDE**

The property enjoys one of the largest plots in a stunning location with views. To the front of the property is an extensive lawned garden with mature trees and shrubs. To the rear there is a lawned garden which enjoys a good degree of privacy with mature trees and flowerbeds. A glazed door provides access to the adjoining garage.

**GARAGE**


Up and over door and parking space to the front.

**VIEWINGS**

By appointment through the Agents.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	<b>74</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Offers In Excess Of £460,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire



Approximate Gross Internal Area  
 112.68 sq m / 1127.41 sq ft  
 (Excludes Garage)  
 Garage Area 11.95 sq m / 128.62 sq ft

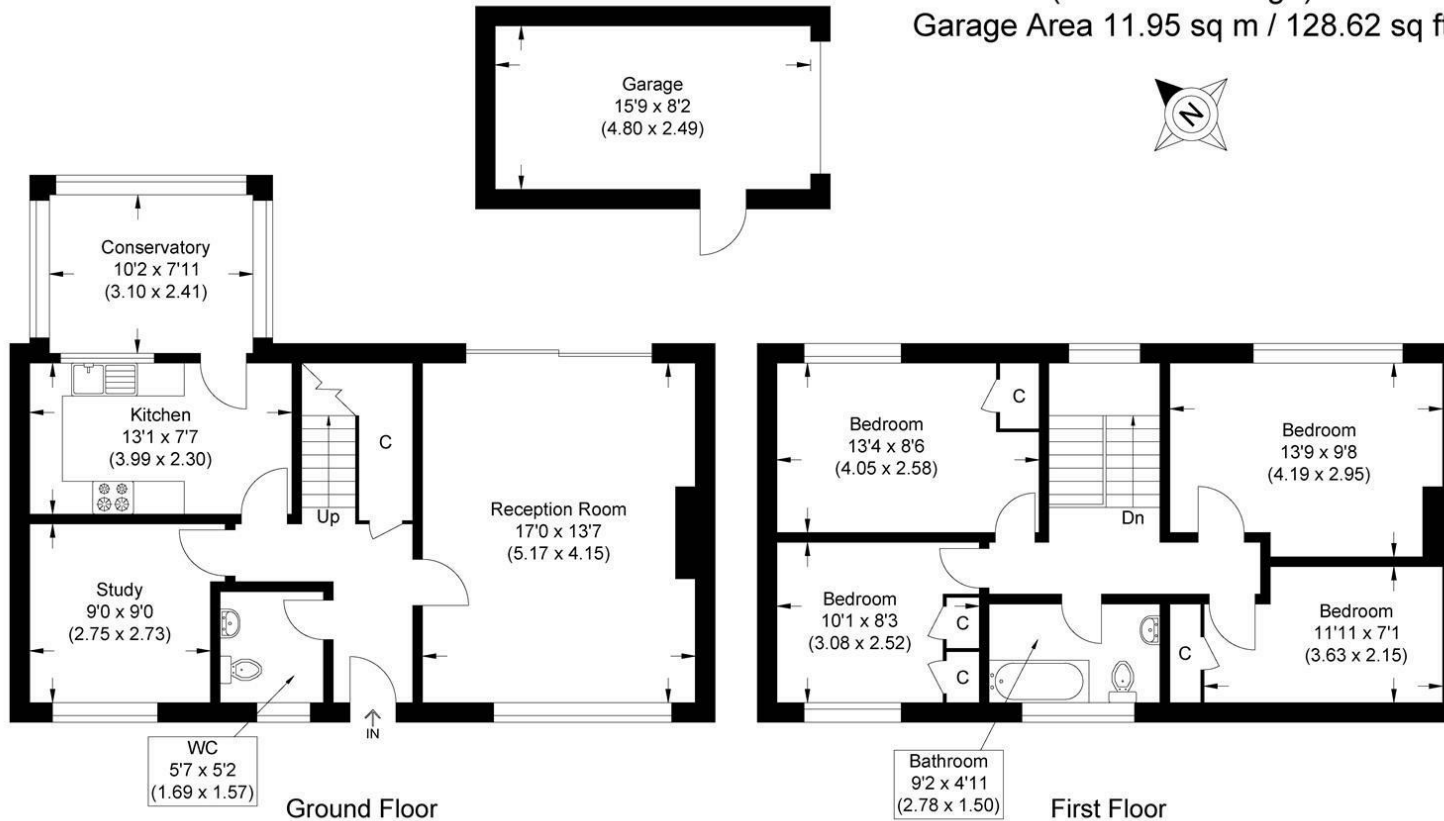


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

