



2 Barley Way, Linton  
CB21 4YN



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RESIDENTIAL & COMMERCIAL AGENTS

# 2 Barley Way

Linton | Cambridge | CB21 4YN

Guide Price £595,000

- A spacious detached four-bedroom property
- Detached double garage with EV charging point
- Principal bedroom with ensuite
- Popular residential location
- Good size front & rear gardens
- EPC: D / Council Tax Band: F

## The Property

A well-proportioned four bedroom detached family home built by Westbury Homes in 1997 that has been well maintained and offers some scope to modernise. The house is set back from the road by front and rear gardens and benefits from off road parking with an EV charging point and detached double garage.

## The Setting

Linton is a large village offering excellent local amenities including shops, a post office, church, doctors, cafes, restaurants, public houses and excellent schooling for children of all ages. The University City of Cambridge is about 10 miles to the Northwest and the market town of Saffron Walden is 7 miles to the south again offering an excellent range of shopping and recreational amenities. There is easy access to the M11 southbound (J9) off the A11 and northbound (J10) at Duxford. Frequent train services to London are available from Whittlesford Parkway and Audley End to Liverpool Street, or alternatively from Cambridge to Kings Cross

## The Accommodation

In detail the property comprises of a spacious entrance hall with built in storage cupboard, stairs rising to the first floor and doors to the adjoining rooms. Off the hall is a cloakroom comprising W.C and wash hand basin and to the right sits a study with window to front aspect. A generous light living room has an attractive bay window to sunny South aspect and a feature gas fireplace.

The open plan kitchen/casual dining area is superb with windows to rear garden and double doors leading out to the rear garden patio. The kitchen is fitted with a matching range of eye and base level units, an integrated fridge freezer, oven hob and dishwasher. A door provides access to the utility room with eye and base level units and a work surface with inset sink over space and plumbing for washing machine and tumble dryer. A door provides side access to the garden. Off the kitchen/casual dining area is a good size separate dining room with sliding double doors leading onto the rear garden.





The first-floor landing is filled with natural light from the window to front aspect and benefits from a built-in storage/airing cupboard with a recently installed combi boiler, access to a spacious boarded loft via an installed ladder and doors to the adjoining rooms. The generous sized Master Bedroom one has a view over the valley from the large window, two built in wardrobes and a recently refitted ensuite comprising shower enclosure, W.C and wash hand basin. Bedroom two is also a double room and has a large window to front aspect and built in wardrobe. The third bedroom and fourth bedrooms are slightly smaller double rooms and have built-in wardrobes and windows overlooking the rear garden. The family bathroom comprises a panelled bath, W.C and wash hand basin.

### Outside

To the front of the property is a garden laid mainly to lawn with shrub borders providing screening from the road and a paved pathway leading to the front door. The drive with EV charging point is located to the left-hand side of the property with detached double garage with twin up and over doors and electric power. A good size rear garden is



predominantly laid to lawn with established trees and shrubs. There is a paved patio ideal for outdoor entertaining and side gate providing access to the drive and garage.

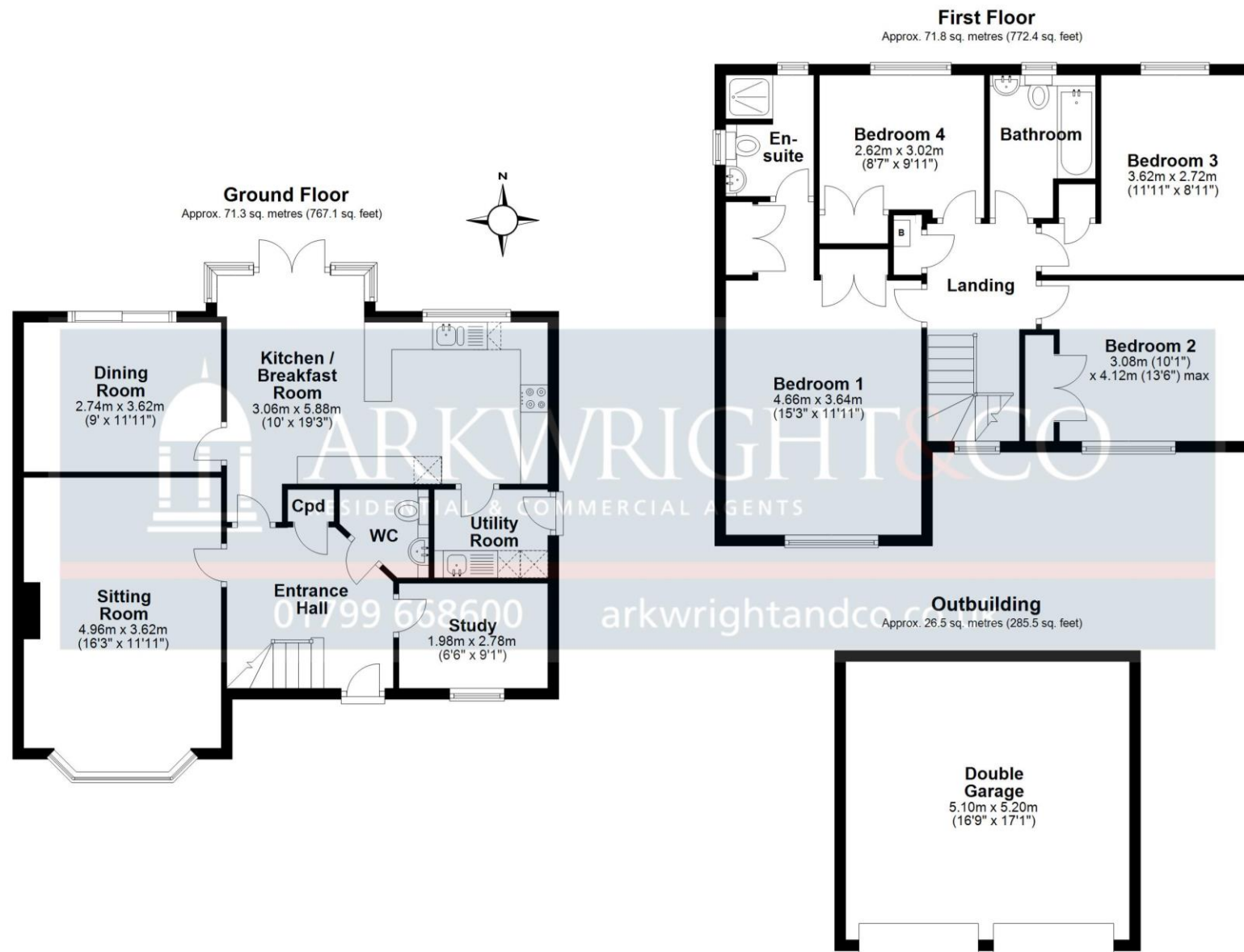
### Services

All mains services are connected.

### Local Authority

South Cambridgeshire District Council





Total area: approx. 169.5 sq. metres (1825.0 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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