



9 Granta Vale, Linton  
CB21 4LB

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RESIDENTIAL & COMMERCIAL AGENTS

# 9 Granta Vale

Linton | Cambridge | CB21 4LB

## Guide Price £725,000

- A superb three double bedroom detached bungalow renovated throughout by the current owners
- Spectacular garden room with vaulted ceiling
- Extensive state of the art fire and security system
- Principal bedroom with ensuite
- Nestled on a private south facing corner plot within a quiet, well regarded cul-de-sac
- Close walking distance to village amenities and bus stops
- Ample off-road parking and immaculate gardens
- EPC: D / Council Tax Band: E

### The Property

A deceptively spacious and recently renovated detached, three double bedroom, two bathroom bungalow situated on an elevated corner plot in the heart of the sought after village of Linton. Benefiting from ample off-road parking and immaculate landscaped garden.

### 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 an entrance hall with built in storage cupboard and doors to the adjoining rooms. To the left is a newly fitted family shower room comprising double shower enclosure with drencher head, W.C, wash hand basin and built in storage cupboard. The generous living room is filled with natural light from double doors opening onto the gardens, complete with log burner and bifold doors leading into the newly fitted and reconfigured open plan kitchen, living and dining area. A very versatile space partly utilised currently as a study area with window to rear aspect. An opening leads into the re constructed garden room. A superb feature room, flooded with natural light with vaulted ceiling and double doors leading onto a large, decked terrace. The kitchen is fitted with a matching range of eye base level units and sink incorporated. There is space for a rangemaster with gas hob, American style fridge/freezer and integrated dishwasher. There is ample space for a substantial dining table with window to side aspect and an opening into the utility room. A light and airy room with, vaulted ceiling, Velux window and door to the rear. Fitted with a range of matching eye and base level units and space and plumbing for a washing machine and tumble dryer. An additional





door leads to a good-sized room which could be utilised as a study or bedroom should it be required with window to side aspect.

The principal bedroom has a large window to front aspect and benefits from built in wardrobes and a generous ensuite. Comprising a double shower cubicle, W.C, wash hand basin and Velux window. Bedroom two is a double room with built in storage, window to rear aspect and Velux window. The third double bedroom also benefits from built in storage and window to front aspect.

#### Outside

To the front of the property is a block paved driveway providing off road parking for a minimum of three vehicles, access to the garage and gated side access to the rear garden. A compact front garden is laid to lawn and complete with a variety of beautiful plantings. Providing a high degree of privacy to the front. A particularly special feature of the property is the stunningly landscaped rear garden, which has been cleverly re designed to incorporate three seating areas to make the most of the property's south facing aspect throughout the day. Stocked full with a broad selection of spectacular plants, trees and shrubs. A large, decked area, with adjacent rockery provides an ideal space for al fresco



dining and an additional seating area with pergola over is a wonderful tranquil space for outdoor entertaining. Further a shingled path leads to an attractive raised seating area and courtyard area, With further planting and a solid shed.

#### Services

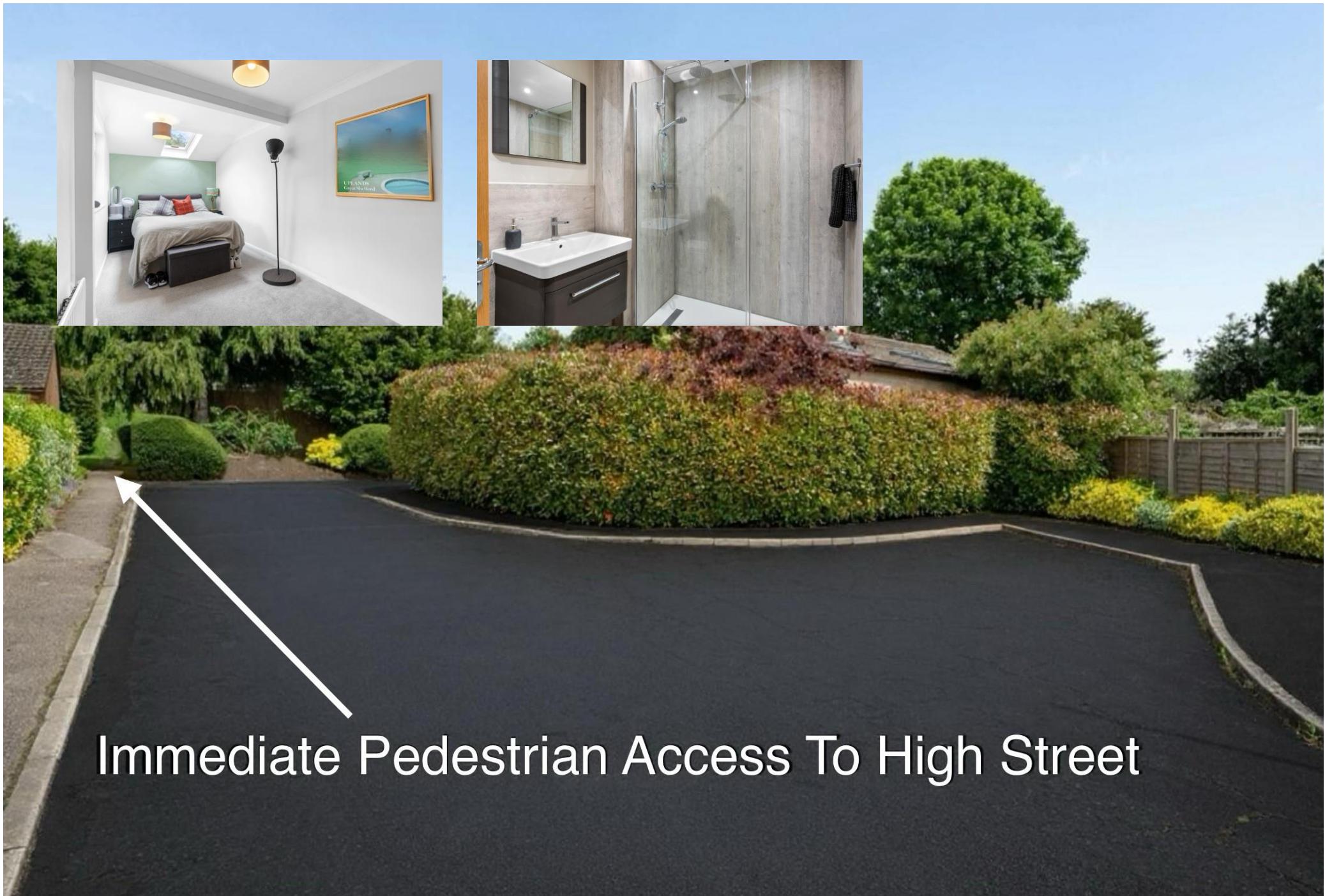
Mains electric, water and drainage is connected. Gas fired central heating. Super-fast broadband is available and mobile signal is ok.

#### Tenure - Freehold

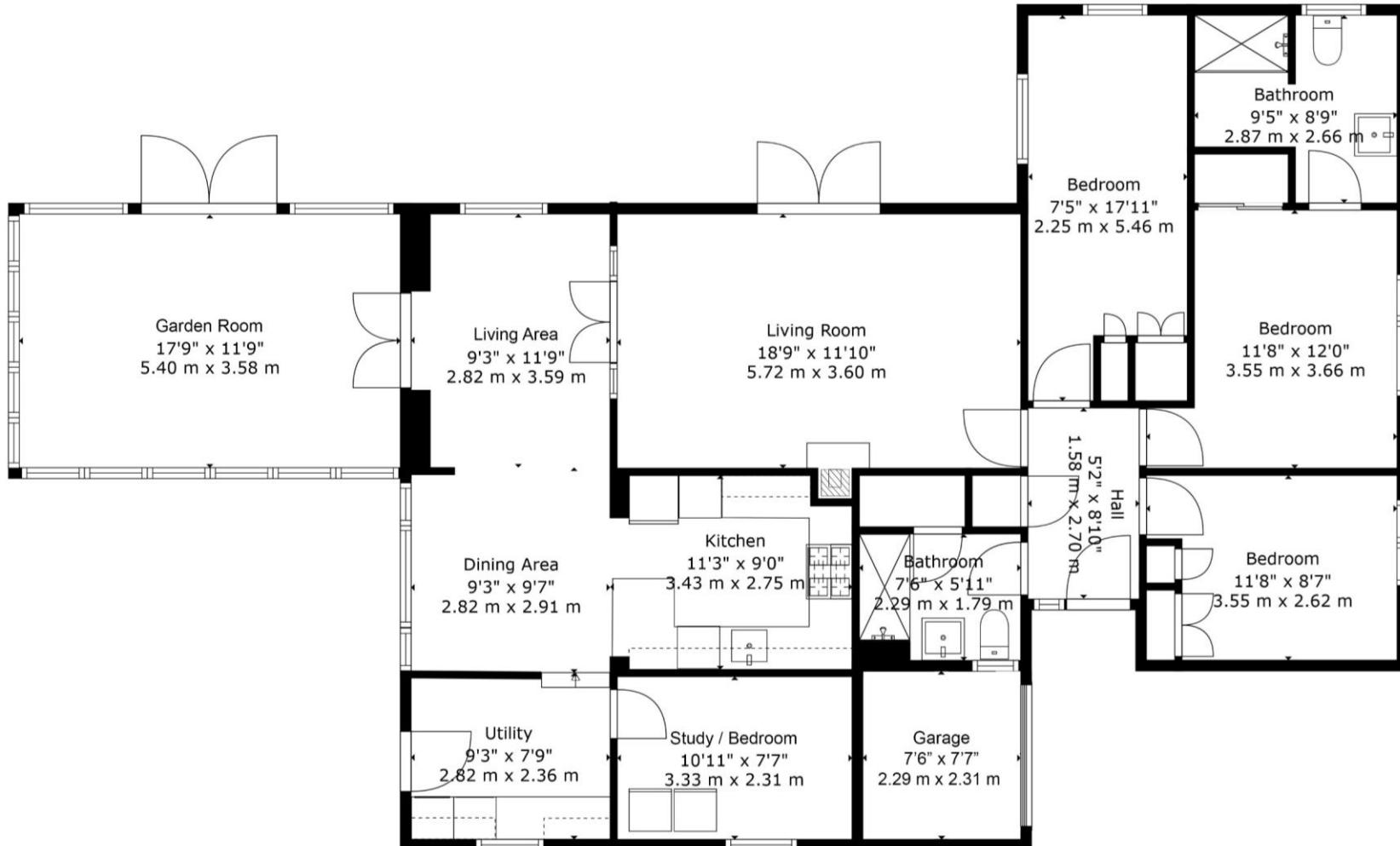
**Property Type** – Detached

**Property Construction** – Brick built with tiled roof

**Local Authority** – South Cambridgeshire District Council



Immediate Pedestrian Access To High Street



**TOTAL: 1468 sq. ft, 137 m<sup>2</sup>**

EXCLUDED AREAS: GARAGE : 58 sq. ft, 5 m<sup>2</sup>



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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