



Michaelotts, Linton, CB21 4AY

CHEFFINS

Michaelotts

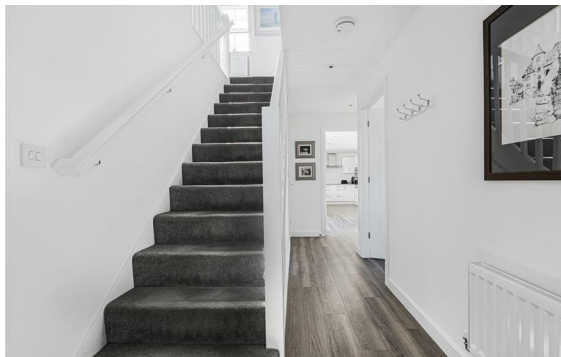
Linton,
CB21 4AY

An exciting opportunity to acquire a most stylish and beautifully presented, detached house, which was constructed to an exceptionally high specification in 2022 and incorporates many attractive features and provides well-proportioned and versatile living accommodation. In addition, the property benefits from a delightful enclosed rear garden which has been landscaped and designed for ease of maintenance, together with driveway / parking and large garage.

4 3 3

Guide Price £600,000





LOCATION

The property occupies a delightful position on a small, select development towards the edge of this thriving and highly sought-after South Cambridge Village, with its pleasing blend of period and modern properties, as well as excellent range of local amenities, including shops, Inns, doctors, dentists, vets and schools. The market town of Saffron Walden is about 8 miles away, and the university city of Cambridge is about 11 miles distant. For the commuter, Audley End and Whittlesford mainline stations provide a commuter service to London and Cambridge and the nearest M11 motorway access points are at Stumps Cross (Junction 9) and Duxford (Junction 10).

ATTRACTIVE COVERED ENTRANCE PORCH

and entrance door to:

ENTRANCE HALL

with staircase off to first floor, radiator, natural wood style flooring, deep built-in storage cupboard understairs with natural wood style flooring and light, door to:

CLOAKROOM

with low level w.c., and vanity style unit with wash hand basin and tiled splashback, radiator, extractor fan, and natural wood style flooring.

SITTING ROOM

with a feature central stone fireplace with an electric coal effect fire inset and a stone hearth, radiator, natural wood style flooring, sealed unit double glazed windows to front aspect with fitted blinds and two full height sealed unit double glazed doors leading to paved terrace and rear garden.

DINING ROOM

with natural wood style flooring, double radiator, sealed unit double glazed windows to front aspect with fitted shutters and feature bay window to side aspect with fitted seat with cupboards beneath.

KITCHEN/BREAKFAST ROOM

A most stylish kitchen with range of attractive high quality units incorporating an inset stainless steel sink unit with mixer taps and cupboards beneath, integrated Zanussi dishwasher and separate washing machine, extensive base units comprising worktops with cupboards and drawers beneath, integrated AEG 4 point induction hob with AEG contemporary style stainless steel extractor cooker hood above and splashback beneath, integrated AEG oven and grill and an integrated refrigerator with freezer beneath, soft water conditioning system, range of wall storage cupboards, wine store, feature bay window with radiator and sealed unit double glazed windows with fitted shutters and a pair of full height sealed unit double glazed doors leading to paved terrace and gardens.

ON THE FIRST FLOOR**LANDING**

with sealed unit double glazed windows to rear aspect, trap door to roof space (with lighting), large walk-in airing cupboard housing hot water cylinder, sealed unit double glazed window to side aspect with views over the rear garden and farmland and countryside in the distance.

BEDROOM 1

with sealed unit double glazed windows to front and side aspect with fitted shutters and large built-in double wardrobes with sliding mirror fronted doors, door to:

ENSUITE SHOWER ROOM

with tiled shower cubicle, wall mounted shower unit, inset wash hand basin with cupboards below, integrated low level w.c., part ceramic tiled walls, electric shaver socket, wall mirror, and sealed unit double glazed windows to front aspect with frosted glass and wall mounted contemporary style radiator/towel rail.

BEDROOM 2

with double radiator, sealed unit double glazed windows to side aspect with fitted shutters, door to:

ENSUITE SHOWER ROOM

with tiled shower cubicle, wall mounted shower unit and folding glazed shower screen, vanity style unit with worktop to either side and cupboard below, open shelving, low level w.c., wall mounted radiator/towel rail, electric shaver socket and sealed unit double glazed windows to rear aspect with frosted glass.

BEDROOM 3

with radiator, sealed unit double glazed windows to front aspect with fitted shutters and deep built-in wardrobe/storage cupboard.

BEDROOM 4

with radiator, sealed unit double glazed windows to rear aspect with fitted shutters.

BATHROOM

with white suite comprising bath with shower attachment, ceramic tiled walls around, folding glazed shower screen, wash hand basin with cupboards beneath and integrated low level w.c., wall mounted radiator/towel rail, electric shaver socket, extractor fan, part ceramic tiled walls.

OUTSIDE

Brick paviour driveway which leads to a driveway/parking area and also provides access to the neighbouring property and its garage. There are two parking spaces adjacent to which is a GARAGE with up and over door, light and power connected, personal door to side which leads to a further paved terrace and gated access to the front. Gated access to side which leads into the rear garden. There are also well stocked borders and a variety of mature shrubs and hedgerow immediately to the front and side of the house.


To the rear there is a delightful garden area which has been landscaped with ease of maintenance in mind. There are strategically placed pathways and slate beds interspersed with well stocked borders and a variety of mature shrubs. There is a part walled garden area and an array of shrubs and climbing plants against the rear fence. Immediately adjacent to the house itself there is a delightful raised paved terrace with pergola above.

AGENT'S NOTE

This property has the benefit of solar panels.

There is a service charge of £400.00 per annum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Guide Price £600,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – South Cambridgeshire





Approximate Gross Internal Area 1396 sq ft - 130 sq m

Ground Floor Area 717 sq ft – 67 sq m

First Floor Area 679 sq ft – 63 sq m

Garage Area 276 sq ft – 26 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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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.

