



Rhugarve Gardens, Linton, CB21 4LX

CHEFFINS

Rhugarve Gardens

Linton,
CB21 4LX

4 2 3

Guide Price £575,000

- Close proximity to the High Street
- Four bedrooms & two bathrooms
- Three reception rooms
- No upward chain
- Driveway and garage
- Private rear garden

A four bedroom family home which sits comfortably within a 0.15 of an acre plot. The property offers well proportioned accommodation, together with a private rear garden, driveway and 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, doors to adjoining rooms and opening to:

DINING ROOM

Window to the rear aspect, staircase rising to the first floor and obscure glazed window.

KITCHEN

Fitted with a range of base and eye level units with worktop space over incorporating breakfast bar, five ring gas hob with extractor hood over, electric double oven, stainless steel sink, dishwasher and integrated fridge freezer. Window to the front aspect.

CLOAKROOM

Comprising ceramic wash basin, low level WC and obscure glazed window to the side aspect.

SITTING ROOM

Windows to the front and rear aspects, feature fireplace with gas fire and glazed door to:

FAMILY ROOM

Windows to the front and side aspects and fitted shelving.

GARDEN ROOM

Windows to the rear and side aspects

and French doors opening to the garden. Door to:

UTILITY ROOM

Fitted with base units with stainless steel sink, space and plumbing for washing machine and fitted pantry cupboard and shelving. Window to the rear aspect.

FIRST FLOOR**LANDING**

Doors to adjoining rooms, access to the loft space and window to the rear aspect.

BEDROOM 1

Window to the rear aspect, fitted wardrobes and door to:

EN SUITE

Comprising ceramic wash basin with vanity unit beneath, corner shower enclosure, low level WC, heated towel rail and obscure glazed window to the rear aspect.

BEDROOM 2

Window to the rear aspect, fitted wardrobe and access to the loft space.

BEDROOM 3

Window to the front aspect and fitted wardrobe.

BEDROOM 4

Window to the front aspect.

SHOWER ROOM

Comprising ceramic wash basin, low level WC, shower enclosure, heated towel rail and obscure glazed window to the side aspect.

OUTSIDE

There is a driveway providing off-street parking and access to the garage. The front garden is laid to lawn with trees and hedges and a block paved pathway. There is gated side access to the rear garden which is predominantly laid to lawn with mature trees and hedges providing a good degree of seclusion.

GARAGE

Up and over door, glazed personal door with adjoining window to the side.

SOLAR PANELS

The property is fitted with PV solar panels providing electricity, with a feed-in tariff for any surplus energy.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.



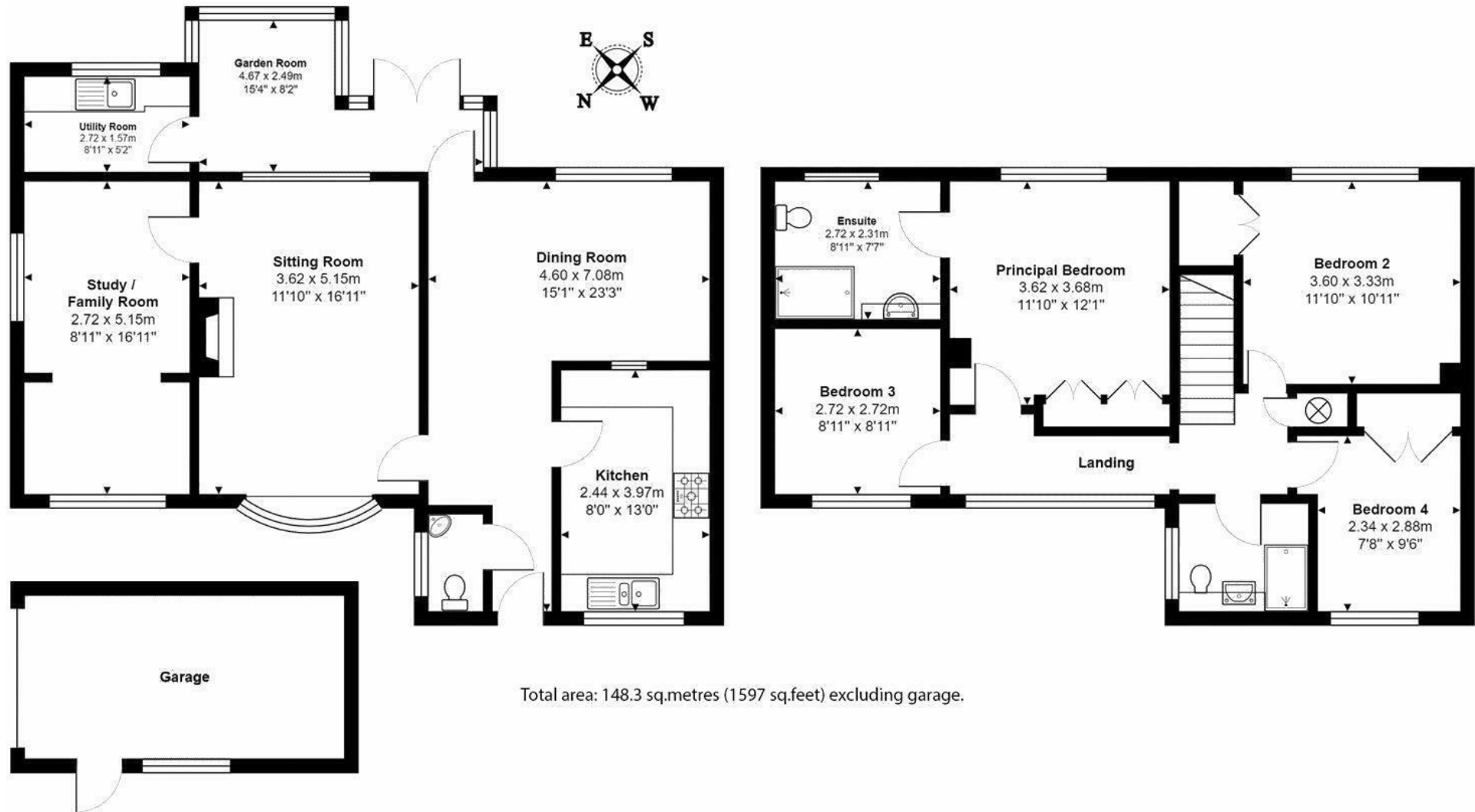


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		80	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £575,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire





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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.