



Emsons Close, Linton, CB21 4NB

CHEFFINS

Emsons Close

Linton,
CB21 4NB

- Four bedrooms
- Garage and driveway
- Central village location
- Scope for enlargement (SSTP)
- Kitchen and utility room

A spacious and versatile four bedroom semi-detached home positioned in a quiet village location. The property benefits from bright and well proportioned accommodation throughout together with detached garage with driveway and generous rear garden.

4 2 2

Guide Price £490,000





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

Entrance door, tiled flooring and doors to adjoining rooms.

CLOAKROOM

Comprising low level WC, ceramic wash basin, tiled flooring and obscure double glazed window to the front aspect.

FAMILY ROOM

A dual aspect room with double glazed windows to the side and rear aspects and patio doors opening to the garden. Tiled flooring and door to:

LOUNGE

Double glazed window to the front aspect and open fireplace with stone hearth and wood-effect surround. Staircase rising to the first floor and door to:

KITCHEN

Fitted with a range of base and eye level units with breakfast bar, stainless steel sink unit, space for dishwasher and free standing fridge freezer, built-in conventional oven with five ring gas hob and extractor hood over, built-in pantry cupboard and double glazed window to the front aspect. Glazed door to:

UTILITY ROOM

Double glazed windows to the side and

rear aspects, space for washing machine and additional fridge freezer.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Double glazed window to the rear aspect and door to:

EN SUITE

Comprising low level WC, ceramic wash basin, walk-in shower enclosure, part tiled walls and tiled flooring and obscure double glazed window to the rear aspect.

BEDROOM 2

Double glazed window to the front aspect.

BEDROOM 3

Double glazed window to the front aspect.

BEDROOM 4

Double glazed window to the front aspect.

BATHROOM

Comprising panelled bath with shower over, ceramic wash basin with vanity cupboard beneath, part-tiled walls and flooring and obscure double glazed window to the side aspect.

OUTSIDE

To the front of the property there is a driveway providing off-street parking for two vehicles and access to the garage. The front garden is predominantly laid to lawn with shrub and flower borders. There is gated access to the south facing rear garden which is a good size, predominantly laid to lawn with paved patio, flower and shrub beds, timber shed and mature trees to the rear.

GARAGE

Door providing vehicular access, power connected and personal door to the garden.

AGENT'S NOTES

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

VIEWINGS

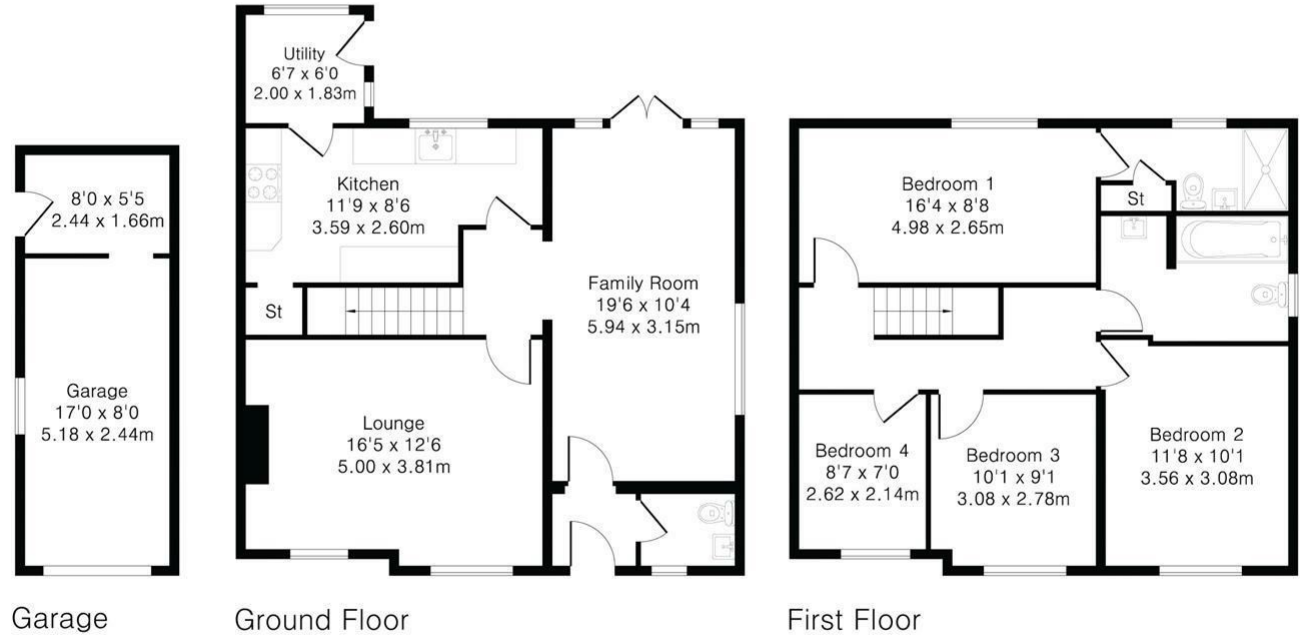
By appointment through the Agents.







Approximate Gross Internal Area 1333 sq ft – 124 sq m
 Ground Floor Area 687 sq ft – 64 sq m
 First Floor Area 646 sq ft – 60 sq m
 Garage Area 182 sq ft – 17 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) A	77
(81-91) B	
(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 £490,000
 Tenure - Freehold
 Council Tax Band - D
 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.