



Parsonage Way, Linton, CB21 4YL

CHEFFINS

Parsonage Way

Linton,
CB21 4YL

- Offered chain free
- Detached
- Three bedrooms
- En-suite to master
- Recently extended
- Driveway parking
- Landscaped gardens

A beautifully appointed, extended, detached three bedroom home positioned in a popular village location. The property has been recently enhanced to a high specification throughout and offers superb, open plan living accommodation downstairs together with driveway parking and landscaped rear gardens. Offered chain free.

3 3 2

Asking Price £500,000





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 PORCH

Entrance door with adjoining double glazed windows and further double glazed window to the side aspect. Door to:

HALLWAY

Oak and glass staircase rising to the first floor and doors to adjoining rooms.

FAMILY ROOM

Double glazed window to the front aspect.

GROUND FLOOR BATHROOM

Comprising bath with shower above, ceramic wash basin with vanity cupboard beneath, low level WC, heated towel rail and part tiled walls.

KITCHEN/DINING/LIVING ROOM

The kitchen fitted with a range of base and eye level units with worktop space over and tiled splashbacks, stainless steel sink unit, five ring gas hob with extractor hood over, two built-in electric ovens/grills, free-standing fridge freezer and integrated dishwasher. Double glazed window to the rear aspect overlooking the garden and door to utility room. The dining/living area is a lovely open plan space with a part-vaulted ceiling with exposed timbers and four large skylights, double glazed windows to the rear and side aspects and bi-folding doors providing access to the rear terrace.

UTILITY ROOM

Fitted with base and eye level units with worktop space over and tiled splashbacks, stainless steel sink unit and space and plumbing for washing machine and tumble dryer. Double glazed door to the side aspect.

FIRST FLOOR

LANDING

Double glazed window to the side aspect and doors to adjoining rooms.

BEDROOM 1

Double glazed window to the rear aspect and fitted wardrobes. Door to:

EN SUITE

Comprising ceramic wash basin with tiled splashback and vanity cupboard beneath, low level WC, walk-in shower enclosure, heated towel rail and obscure double glazed window to the rear aspect.

BEDROOM 2

Double glazed window to the front aspect and fitted wardrobes.

BEDROOM 3

Double glazed window to the front aspect and built-in shelving unit.

SHOWER ROOM

Comprising walk-in shower enclosure, low level WC, ceramic wash basin with vanity cupboard beneath, heated towel rail, tiled flooring and part tiled walls, obscure double glazed window to the rear aspect.

OUTSIDE

To the front of the property is a block paved driveway providing off-street parking for at least three vehicles and access to the garden store (part of the former garage) with power connected. The front garden is gravelled and planted with a range of mature shrubs, hedges and trees. There is a paved walkway with gated side access to the rear garden which has been beautifully landscaped with a paved terrace and artificial lawn surrounded with well-planted shrub and flower borders and a further raised, paved terrace to the rear.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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	71	81
EU Directive 2002/91/EC		

Asking Price £500,000

Tenure - Freehold

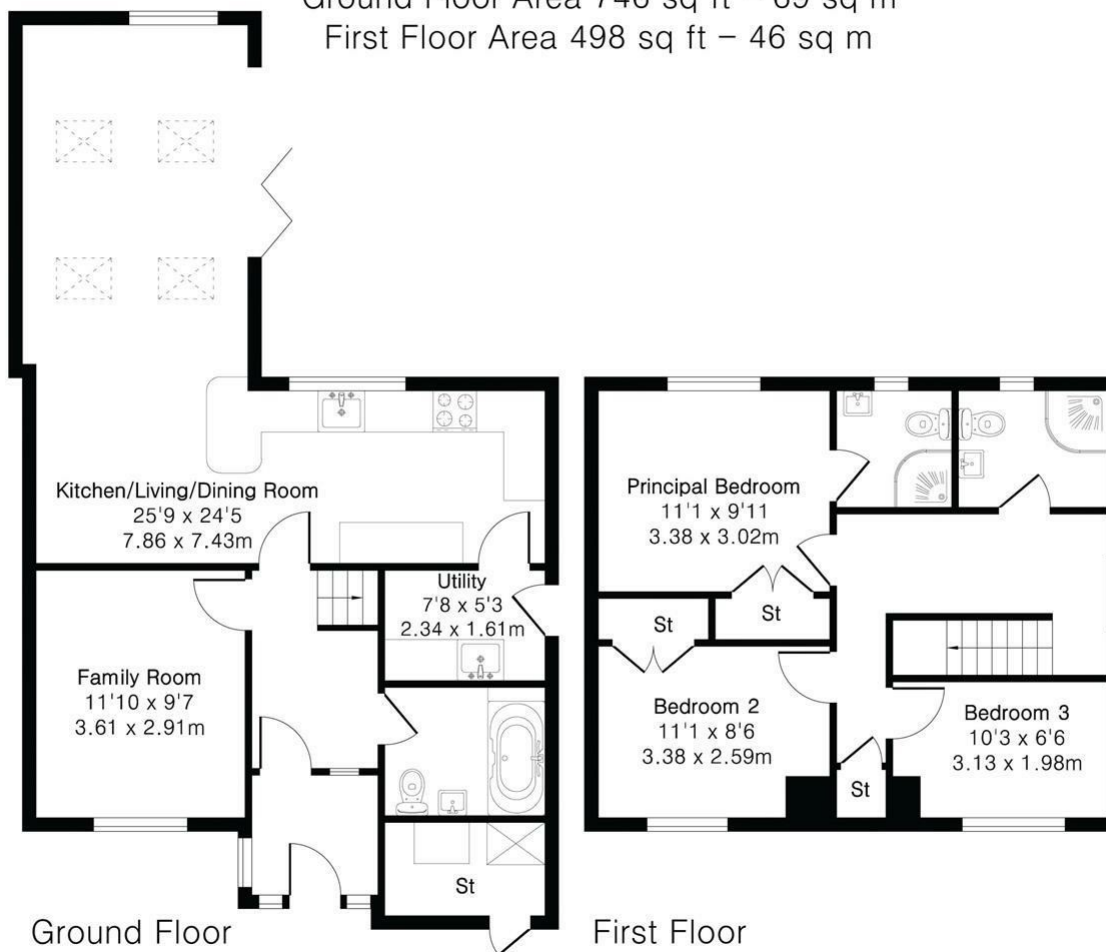
Council Tax Band - E

Local Authority - South Cambridgeshire

Approximate Gross Internal Area 1244 sq ft - 115 sq m

Ground Floor Area 746 sq ft - 69 sq m

First Floor Area 498 sq ft - 46 sq m



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.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



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.