



1 Clover Court, Linton, Cambridge, CB21 4YW
Guide Price £575,000 Freehold



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A MODERN DETACHED FAMILY RESIDENCE, BEAUTIFULLY PRESENTED THROUGHOUT WITH OFF ROAD PARKING, GARAGE, MATURE REAR GARDEN AND SET WITHIN A QUIET CUL DE SAC IN THIS HIGHLY SOUGHT AFTER AND THRIVING VILLAGE.

- Detached family home
- 4 beds, 2 bath, 2 recepts
- Driveway parking and garage
- Re-fitted kitchen/breakfast room
- EPC - D / 59
- 1200 Sqft / 111 Sqm
- Built in 1997
- Gas fired central heating to radiators
- Re-fitted luxury en suite
- Council tax band - E

This modern family home enjoys a quiet cul de sac position just a short walk from the village primary school and thriving village centre. The property in recent times has been greatly improved, most noticeably with the kitchen and en suite re-fit and periodic re-decoration plus the rear garden has been professionally landscaped and is in fact much larger than the other gardens on this residential development.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation and solid wood flooring. The dual aspect sitting/dining room is a generously proportioned space and inset "Bodart" and "Gonay" wood burning stove plus solid oak flooring and patio doors to the garden. The kitchen/breakfast room has been re-fitted with stylish contemporary cabinetry, ample sile stone working surfaces with one and a half sink unit with bevelled drainer. There is a further preparation sink with waste disposal and a breakfast bar. There is a range of high quality Miele appliances and these include an induction hob, oven, extractor, dishwasher, fridge/freezer and washing machine. All is complemented by a porcelain floor with heating under.

Upstairs, on the landing, there is a linen cupboard housing a wall mounted Worcester Bosch gas fired boiler. There are four bedrooms and a family bathroom. The master bedroom boasts deep fitted wardrobe cupboards and a luxury en suite shower room fitted with duravit sanitary ware and underfloor heating.

Outside, there is a lawned front garden, driveway with parking for a least two cars and a garage with up and over power and light connected. Gated access leads to the rear garden which is mainly laid to lawn with well stocked flower and shrub borders and beds including raised planters, a generous terrace patio, ideal for alfresco dining and a selection of specimen trees and bushes and all is enclosed by fencing.

Location

Linton is a large village lying about 10 miles south of Cambridge and 6 miles north of Saffron Walden with fast approach roads thereto. Excellent local facilities are readily available including good shopping in the High Street, a village health centre, infant and junior schools and a village college. The M11 is about 7 miles away. It is a village surrounded by glorious undulating open countryside over which there are many fine walks including the 'Roman Road' which leads to Cambridge via Wandlebury and the Gogs.

Tenure

Freehold

Services

Mains services connected include gas, electricity, water and mains drainage.

Statutory Authorities

South Cambridgeshire District Council
Council tax band - E

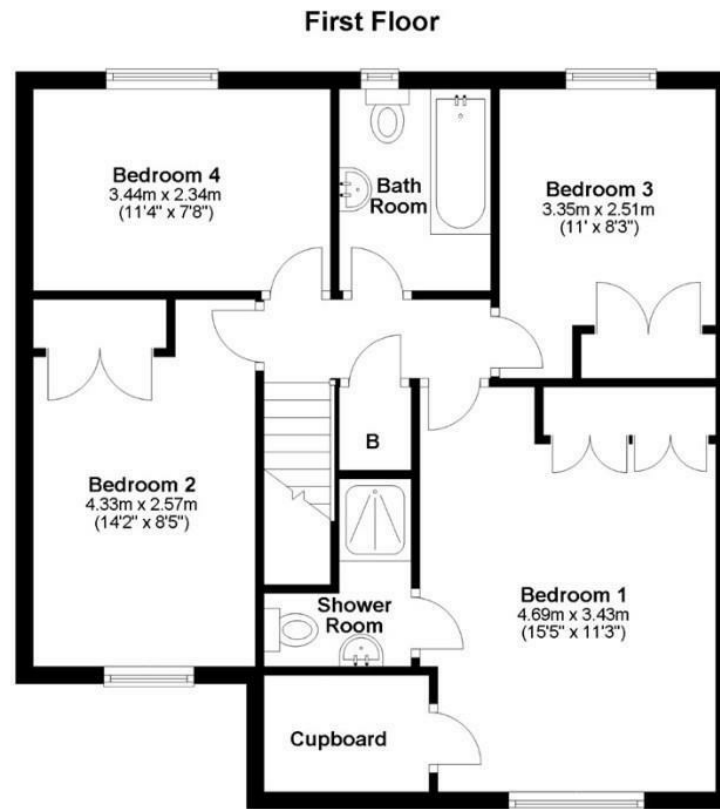
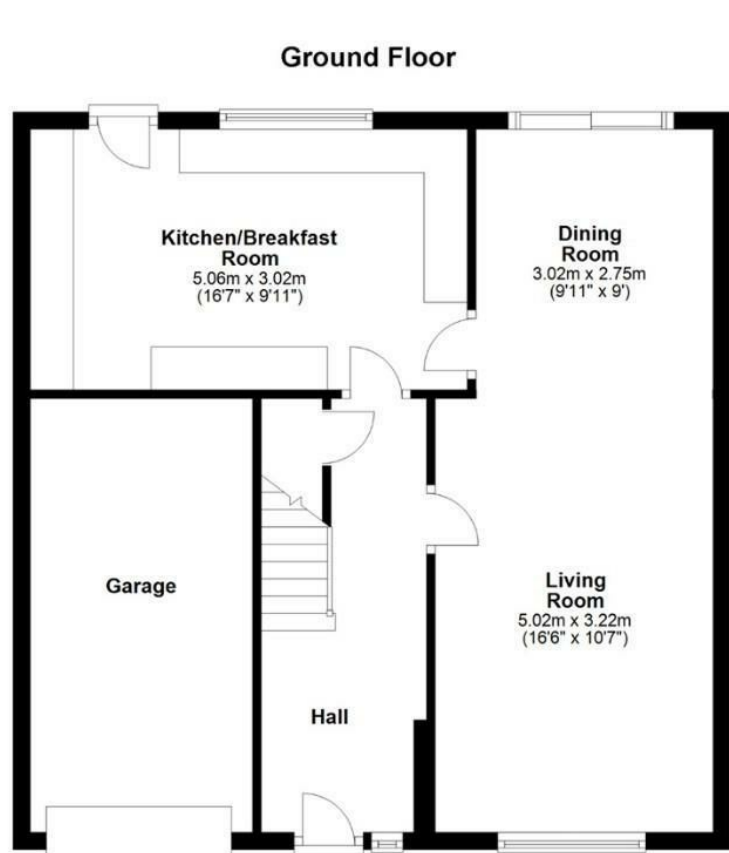
Fixtures and Fittings

Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris





Approx. gross internal floor area 111 sqm (1200 sqft) excluding Garage

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

