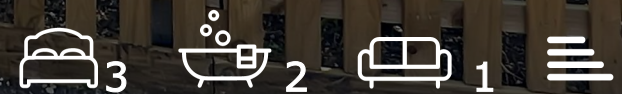




16a Chalklands
Linton, CB21 4JH

Guide price £400,000



16a Chalklands

Linton, CB21 4JH

- No onward chain
- 3 bedroom detached home
- New home
- Excellent village

A brand new detached family house, carefully designed and beautifully finished, with a large garden and plenty of parking, situated in a convenient location just a 6-minute walk from the centre of this desirable village.

The ground floor is open-plan and includes a fabulous kitchen/breakfast room with extensive storage and integrated appliances. The living area is lovely and bright and has doors to the rear garden. There is a hallway and a cloakroom with a WC.

Upstairs, there are three bedrooms, two are doubles, and all have built-in wardrobes. The ensuite and family bathroom are well-appointed with high-quality sanitaryware, stylish fittings and wall tiling as well as towel rails.

The house has an air source heat pump supplying central heating, which is a combination of underfloor heating and radiators. There is wood effect flooring throughout the ground floor and bathrooms, and carpets upstairs. The external render is





maintenance-free, ensuring the house is low-maintenance and energy-efficient.

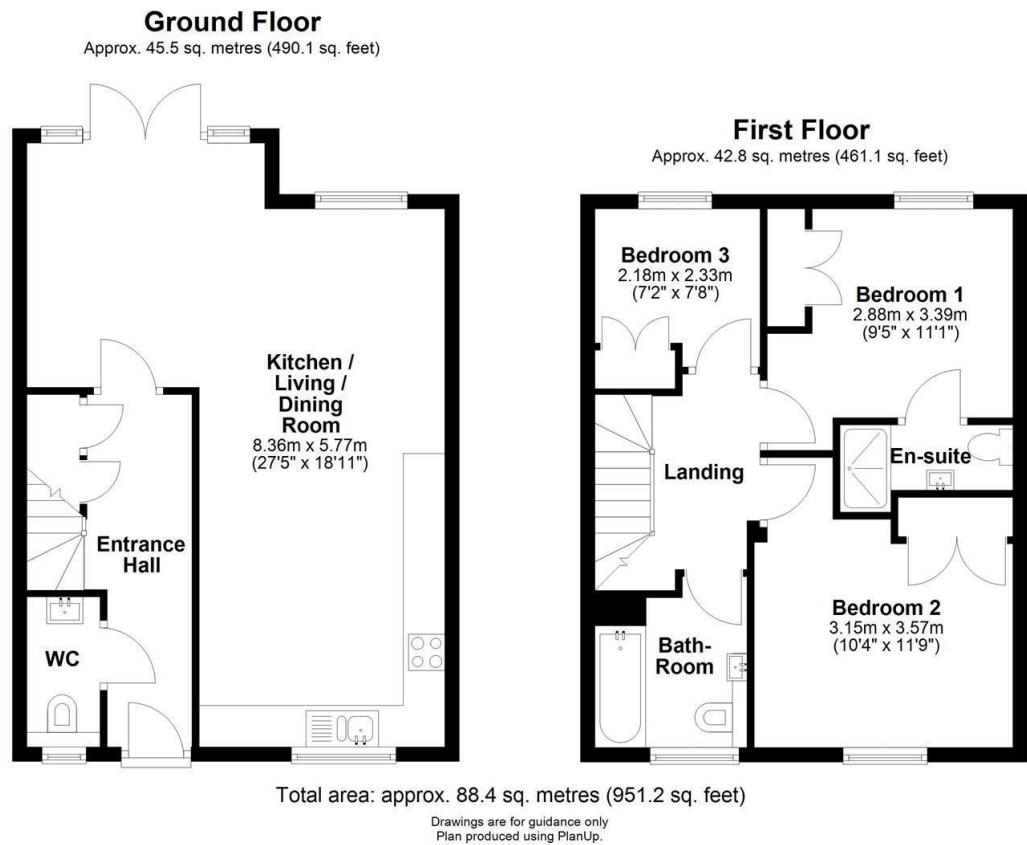
At the front, there is a block paved driveway and a lawned garden. Gated access leads to the wide side garden beyond which is a good-sized rear garden which has been newly turfed and has a patio and new fencing. Beyond the rear garden is a further driveway providing additional off-street parking.

All in all a fantastic, brand new, family home finished to a high specification and ready for occupation.

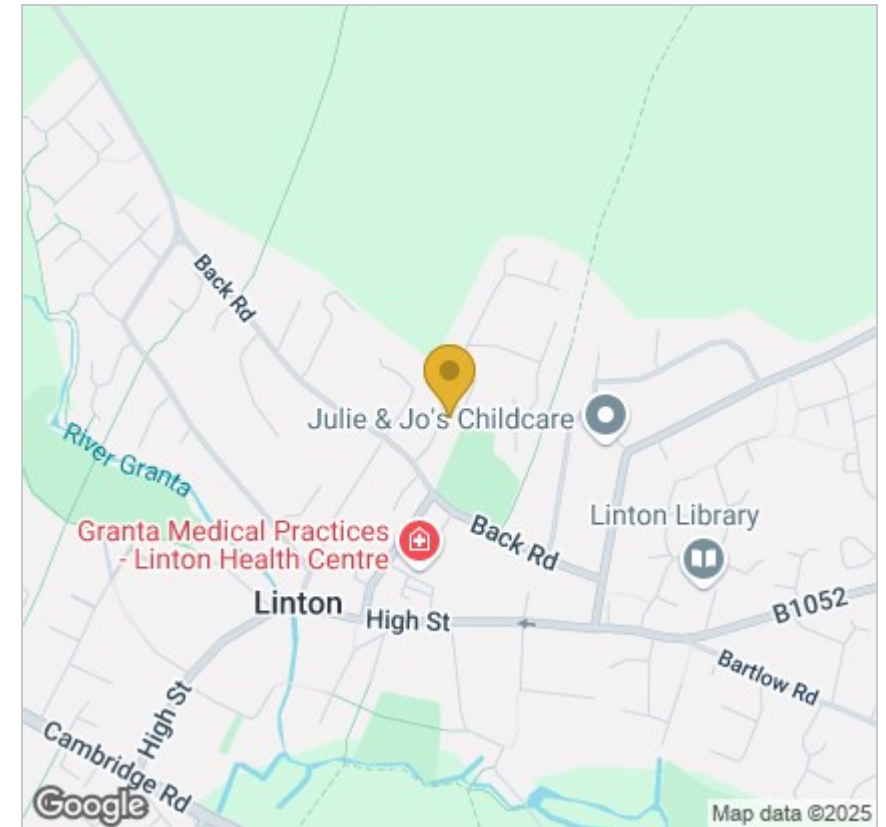
Agents note: The seller is a relative of a member of staff at Gray & Toynbee.



Floor Plan



Area Map



Energy Efficiency Graph

Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold

Council tax band: New Build (TBC)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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