



Hillway, Linton, Cambridge £495,000 **Freehold**

KH Kevin
Henry

Key Features

4 2 C D

- Large four bedroom house - beautifully presented
- Two reception rooms - living room with fire place
- Spacious kitchen/diner with bi fold doors to the garden
- Planning Permission granted for single storey extension
- Family bathroom plus en-suite to main bedroom

This stunning four-bedroom semi-detached home offers spacious and stylish living throughout, ideal for modern family life. Situated in a popular village with a wealth of local amenities, the property is beautifully presented and thoughtfully designed.

The ground floor features two generous reception rooms, including a main living room complete with a charming fireplace. A spacious, contemporary kitchen/diner opens out to the garden via elegant bifold doors, perfect for entertaining. A downstairs cloakroom adds convenience to the ground floor layout. Upstairs, you'll find four well-proportioned bedrooms. The principal bedroom boasts a sleek en suite, while the remaining bedrooms are served by a gorgeous family bathroom.



The south-facing rear garden is a true highlight-large and well-maintained, with a lush lawn, a decking area for outdoor dining, and two versatile studio spaces at the rear, both with power, lighting and internet connection so -ideal as home offices, gyms, or creative spaces.

To the front, there is ample driveway parking, completing this impressive home.

Early viewing is highly recommended to fully appreciate all this wonderful property has to offer.

Linton is one of the most popular villages in south Cambridgeshire. It has an excellent range of facilities, including primary school, secondary school with outstanding sports facilities, recreation ground, village church, inns / restaurants, village store and numerous shops. It is a very vibrant village. The fine old market town of Saffron Walden is six miles to the south, whilst the university city of Cambridge is to the north-west. The M11 access points and rail links to Liverpool Street are within easy reach.

Hallway
Lounge
4.22m x 3.70m
13'10" x 12'2"

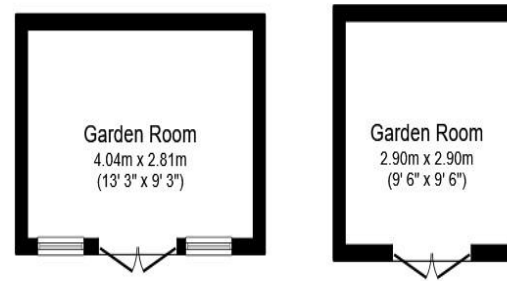
Sitting Room/Snug
4.18m x 2.80m
13'9" x 9'2"
Storage cupboard.

Kitchen/Diner
4.30m x 4.30m
14'1" x 14'1"
Downstairs cloakroom
Landing

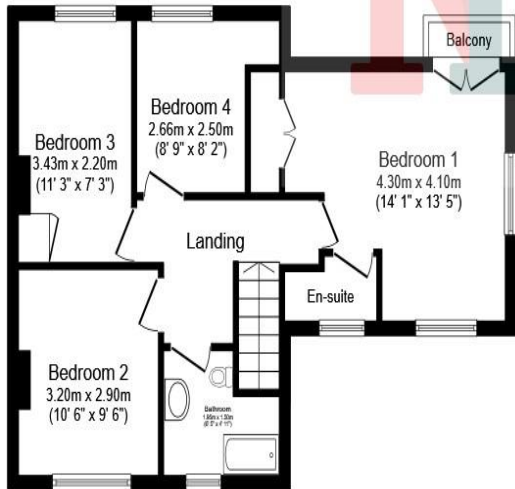




Ground Floor



Outbuilding



First Floor

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Bedroom One
4.30m x 4.10m max
14'1" x 13'5" max
Built in wardrobes and balcony.

Shower en-suite

Bedroom Two
3.20m x 2.90m
10'6" x 9'6"

Bedroom Three
3.43m x 2.20m
11'3" x 7'3"

Bedroom Four
2.66m x 2.50m
8'9" x 8'2"

Bathroom

Garden
Large South facing rear garden with lawn and decking area and two studio/garden rooms to rear with power and lighting.

Garden Studio One
4.04m x 2.61m
13'3" x 9'3"

Garden Studio Two
2.90m x 2.90m
9'6" x 9'6"

Front
Driveway parking for up to five cars.

To view this property call Kevin Henry on:
01799 513632

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