



Rivey Way, Linton, Cambridge £525,000 **Freehold**

KH Kevin
Henry

Key Features

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- Large four bedroom house
- Immaculately presented
- Spacious living room
- Large kitchen/diner/family area
- Family bathroom plus en-suite to main bedroom

This beautifully presented four-bedroom semi-detached home offers spacious and versatile accommodation, perfect for modern family living. A large and welcoming hallway leads into a stunning 32ft living room, complemented by an equally impressive kitchen/diner-ideal for entertaining and family meals. The ground floor also benefits from a practical office space, a utility room, and a convenient downstairs WC. Upstairs, you'll find three generous double bedrooms and a well-sized fourth bedroom. The principal bedroom features a stylish en suite and a built-in wardrobe, while a contemporary family bathroom serves the remaining rooms. Outside, the property boasts a large south-west facing garden with both lawn and patio areas, providing the perfect setting for relaxation and outdoor dining. To the front, there is ample driveway parking along with access to a garage.



This is a superb opportunity to secure a spacious family home in excellent condition, ready to move straight into. 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
Storage cupboard.

Living Room
10.00m x 3.70m
32'10" x 12'2"

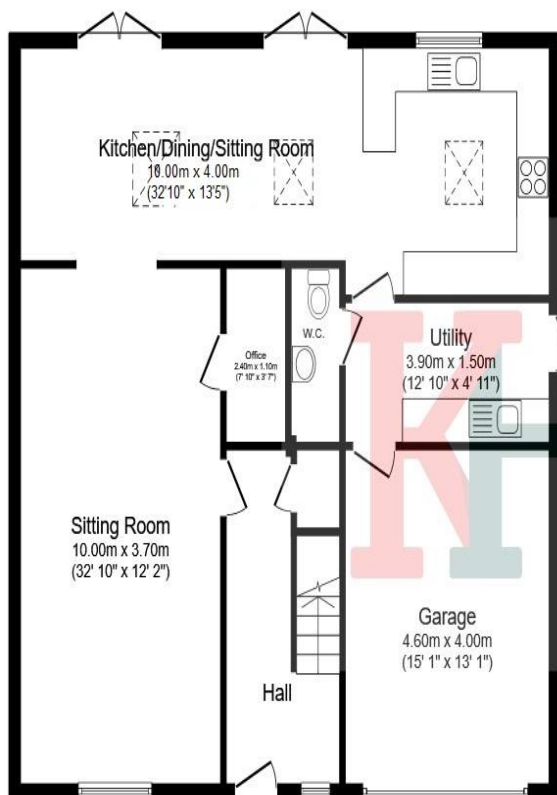
Office
2.40m x 1.10m
7'10" x 3'7"

Kitchen/Dining/Family Area
10.02m x 4.00m
32'10" x 13'5"

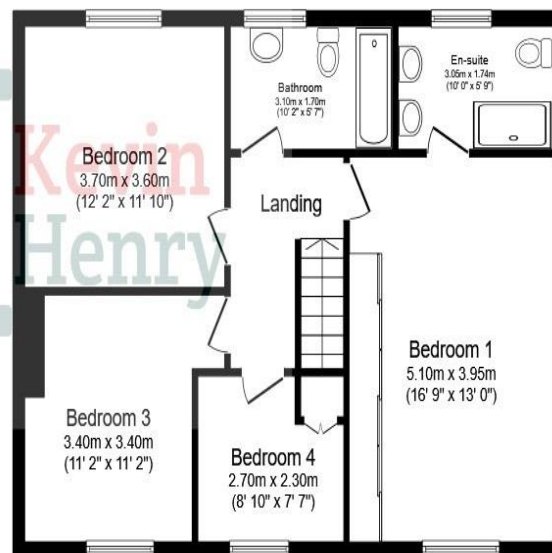
Utility Room
3.90m x 1.50m
12'10" x 4'11"

Downstairs cloakroom
Landing





Ground Floor



First Floor

Bedroom One
5.10m x 3.95m
16'9" x 13'0"
Built in wardrobes

Shower en-suite

Bedroom Two
3.70m x 3.60m
12'2" x 11'10"

Bedroom Three
3.40m x 3.40m
11'2" x 11'2"

Bedroom Four
2.70m x 2.30m
8'10" x 7'7"

Bathroom

Garden
Large southwest facing garden with patio and lawn area plus side access to front.

Garage
4.60m x 4.00m
15'1" x 13'1"

Front
Driveway parking for several cars and access to garage.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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