



Rivey Way, Linton £475,000 OIEO **Freehold**



Key Features



- Four bedroom house
- Excellent living space
- Large kitchen/diner
- Utility Room and Cloakroom
- En-Suite to main bedroom

This great family home offers generous and versatile living space, perfectly suited to modern family life. At the heart of the property is a superb large kitchen diner - an ideal centrepiece for everyday living and entertaining alike.

The ground floor provides a warm and welcoming main living room, complemented by a further dining area which could easily serve as a home office or additional family space. A bright conservatory adds even more flexibility, creating a wonderful spot to relax and enjoy views of the garden. The downstairs accommodation is completed by a practical utility room and cloakroom.

Upstairs, there are four well-proportioned bedrooms, including a stylish en-suite to the principal bedroom, along with a contemporary family bathroom. Externally, the property benefits from a good-sized rear garden with both lawn and patio areas, perfect for outdoor dining and children's play.



To the front, there is a lawned area and driveway parking. Garage and fully insulated garden office with heating, air-con, light & power

A fantastic opportunity to secure a spacious and versatile family home.

Linton is a thriving village on the south Cambridgeshire/Essex border and has an excellent range of facilities including a well-regarded primary school and secondary school with terrific facilities used by the village, medical centre, pharmacy, inns, restaurants, village store, post office, garage, fine parish church and recreational ground. The university city of Cambridge is to the northwest whilst the fine old market town of Saffron Walden is 6 miles to the south. Mainline railway stations with fast trains to Liverpool Street and the M11 access points are within easy reach.

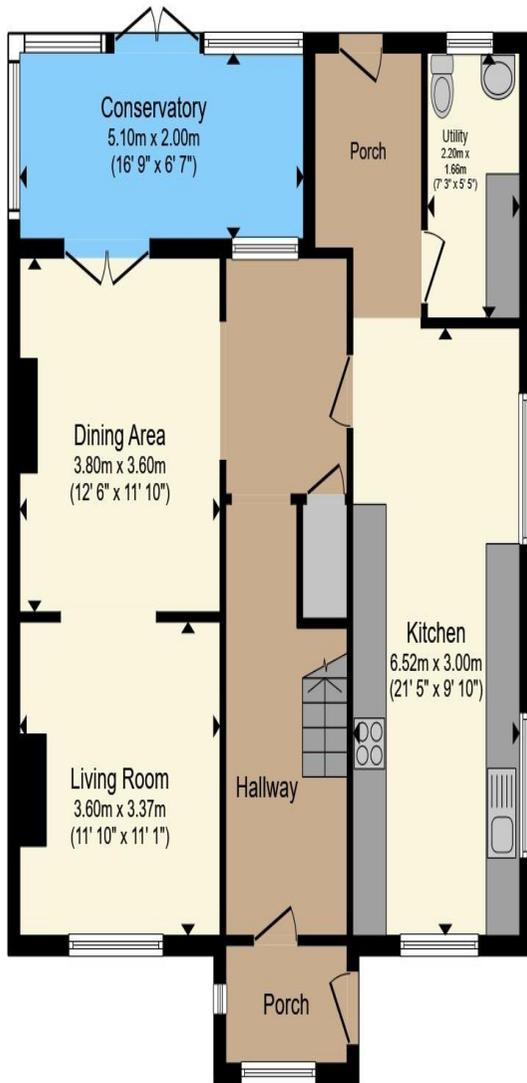
Porch
Entrance Hall
Understairs storage cupboard.

Living Room
3.60m x 3.37m
11'10" x 11'1"

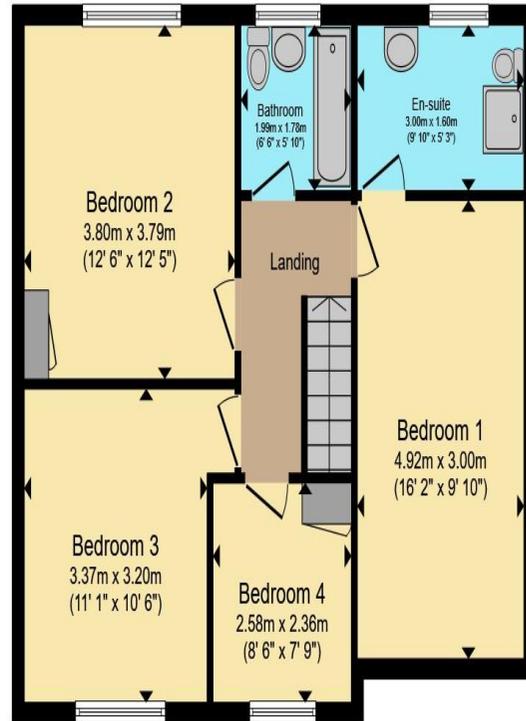
Dining Area
3.80m x 3.60m
12'6" x 11'10"

Kitchen
6.52m x 3.00m
21'5" x 9'10"





Ground Floor



First Floor

Total floor area 151.8 sq.m. (1,634 sq.ft.) approx

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.propertybox.io



Conservatory
5.10m x 2.00m
16'9" x 6'7"

Utility/Cloakroom
2.20m x 1.68m
7'3" x 5'5"

Rear Porch

Landing
Access to boarded loft with pull down ladder.

Bedroom One
4.92m x 3.00m
16'2" x 9'10"

Shower En-suite
Bedroom Two
3.80m x 3.79m
12'6" x 12'5"

Built in cupboard.
Bedroom Three
3.37m x 3.20m
11'1" x 10'6"

Bedroom Four
2.58m x 2.36m
8'6" x 7'9"

Bathroom

Garden
Rear garden with patio and lawn. Garden office with power.

Front
Driveway parking.

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