



3 Crossways, Linton, Cambridge, CB21 4NQ
Guide Price £575,000 Freehold



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**AN EXTENDED AND MUCH IMPROVED 4/5 BEDROOM DETACHED HOUSE SET
WITHIN A PRIVATE GARDEN WITH OFF-ROAD PARKING AND GARAGE AND
LOCATED CLOSE TO THE CENTRE OF THIS THRIVING VILLAGE.**

- 4/5 bed detached house
- Large, well-equipped kitchen
- 1500 sqft / 139 sqm
- Gas-fired heating to radiators
- EPC - C / 72
- 3 reception rooms, 2.5 bathrooms
- 0.09 acres
- Built in the 1960's
- Off-road parking
- Council tax band - E

The property enjoys a tranquil cul-de-sac position just a short walk from the primary school and thriving village centre. Over the years, the current owner has enlarged and greatly improved the property boasting flexible and well-planned accommodation.

The accommodation comprises a welcoming reception hall with solid oak flooring and a cloakroom just off. There are three reception rooms and these include a sitting room with a wood burning stove and solid wood flooring, a dining room with French doors to the garden, and a snug. The kitchen is fitted with attractive, modern cabinetry, ample fitted working surfaces with an inset one and a half sink unit with mixer tap and drainer, four-ring ceramic hob, double oven, extractor plus an integrated dishwasher and drinks fridge and space for an American-style fridge-freezer. The remainder of the ground floor is made up of a bedroom/study and a rear lobby, which accommodates a washing machine and tumble dryer plus doors to the garden and the garage.

Upstairs, there are four good-sized bedrooms, all with fitted wardrobe cupboards and a family bathroom plus an ensuite shower room to the master bedroom.

Outside, a block-paved driveway accommodates three to four vehicles and leads to the garage with a roller door, power and light connected. The rear garden is mainly laid to lawn with a generous decked terrace, well-stocked flower and shrub borders and beds and a selection of specimen trees and bushes, plus a summerhouse and all enjoys good levels of privacy.

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

Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities

South Cambridgeshire District Council.

Council Tax Band - E

Fixtures and Fittings

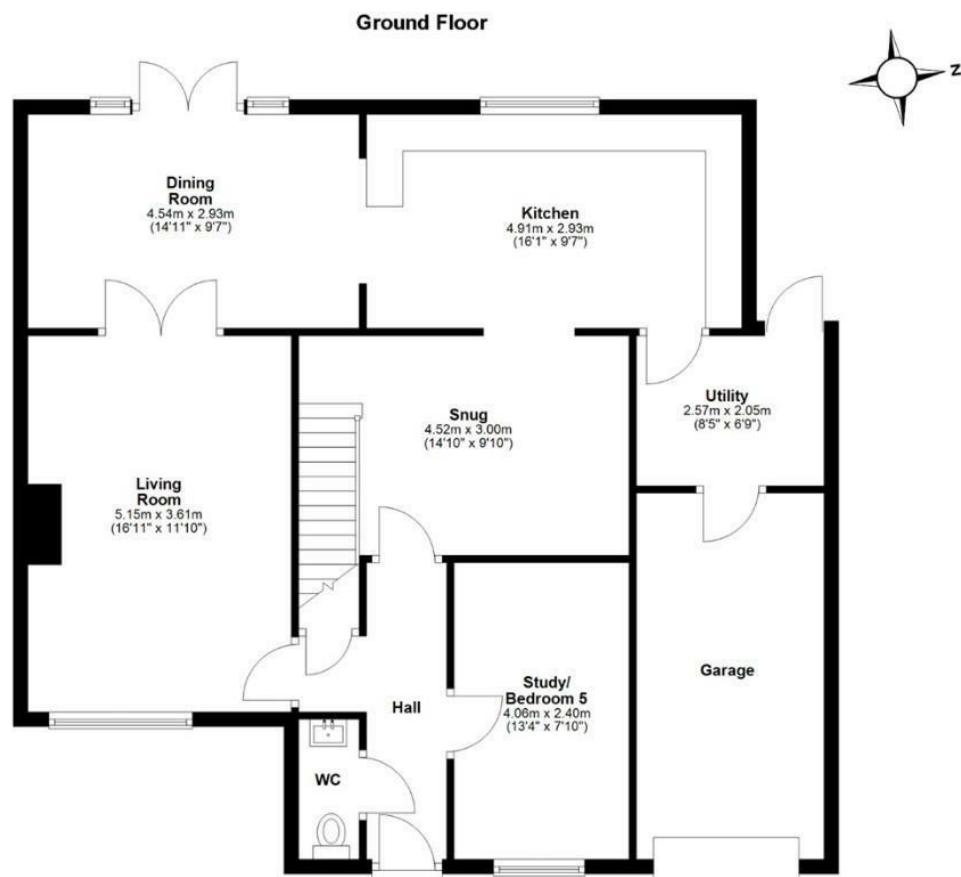
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

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







Approx. gross internal floor area 139 sqm (1500 sqft) excluding Garage

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	76
	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.



