

2 Cedar Close,, Linton, Cambridge, CB21 4AW

Guide Price £495,000 Freehold

REDMAYNE ARNOLD & HARRIS

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A CONTEMPORARY END OF TERRACE TOWNHOUSE BEAUTIFULLY APPOINTED THROUGHOUT, SET WITHIN AN EXCLUSIVE DEVELOPMENT WITH JUST SIX OTHER LUXURY HOMES WITHIN THIS PRIVATE CUL-DE-SAC SETTING CLOSE TO THE VILLAGE AMENITIES.

• 3 bedroom end of terrace townhouse constructed in 2021 • Ensuite to master bedroom • Open plan kitchen / dining / family room • Large sitting room • Underfloor heating throughout ground floor and first and second floor bathrooms • Off road parking, generous gardens • Private cul-de-sac setting • 1250 sqft/116 sqm • EPC-B / 85 • Council tax band-D

Cedar Close is an exclusive development of just seven luxury dwellings located in this private cul-de-sac, just a short walk from the village amenities and village primary school. The property was constructed by Enterprise Residential Development in 2021, an award winning developer synonymous with timeless architecture, elegant open plan designs with superb interior specifications.

The accommodation comprises a welcoming entrance hall with stairs rising to the first floor accommodation, ceramic tiled flooring with heating under opening to a large sitting room, again with ceramic tiled floor with heating under and a large under stairs storage cupboard. The kitchen / dining room is the heart of this lovely contemporary dwelling with French doors providing views and access to the rear garden and fitted with stylish, handleless soft closing cabinetry, ample fitted working surfaces with an inset one and a half sink unit with a mixer tap and bevelled drainer and a range of Bosch integral appliances including an induction hob, double oven, extractor, dishwasher and fridge-freezer, plus a wall-mounted, gas-fired central heating boiler. Just off is a handy utility room with matching cabinetry and space for the usual white goods.

The first floor landing provides a study area with fitted book shelving and a desk. There are two bedrooms and luxury family bathroom fitted with Roca sanitaryware. On the second floor off the landing is the master bedroom which boasts a luxury ensuite shower room, again with Roca sanitaryware.

Outside at the front, there is allocated parking plus visitor parking. The rear garden is laid mainly to shaped and well-maintained lawns with well-stocked flower and shrub borders and beds, a generous paved patio area with a paved pathway leading to an additional decked patio terrace, timber shed and gated rear access.

Location
Linton lies about 10 miles south of Cambridge and 6 miles north of Saffron Walden and is a well-regarded village that offers a great mix of local amenities to meet your everyday needs, including several independent shops and businesses, restaurants and a village Post Office.

There are also excellent educational facilities to include an infant's school, primary school, school for students with special educational needs and the renowned Linton Village Academy which also serves several neighbouring villages and has a wide selection of sporting facilities.

The village is well serviced with public transport and the house itself is close to a bus stop with easy access to Cambridge (Bus 13). The village is also well placed for access to road networks with the A11 less than 4 miles away, the M11 just 7 miles away and London Stansted Airport 25 miles away.

Tenure
Freehold

Services
Mains services connected include; electricity, gas, water and drainage.

Statutory Authorities
South Cambridgeshire District Council.
Council Tax Band - D

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

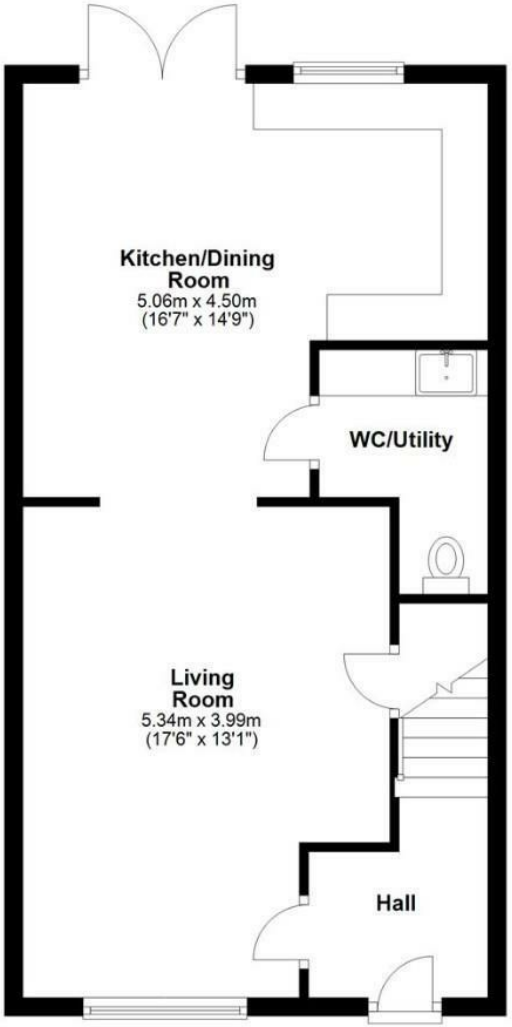
Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris.

Agents Note
Estate road, communal area and shared access - annual charge of £375.
Cedar Close management company

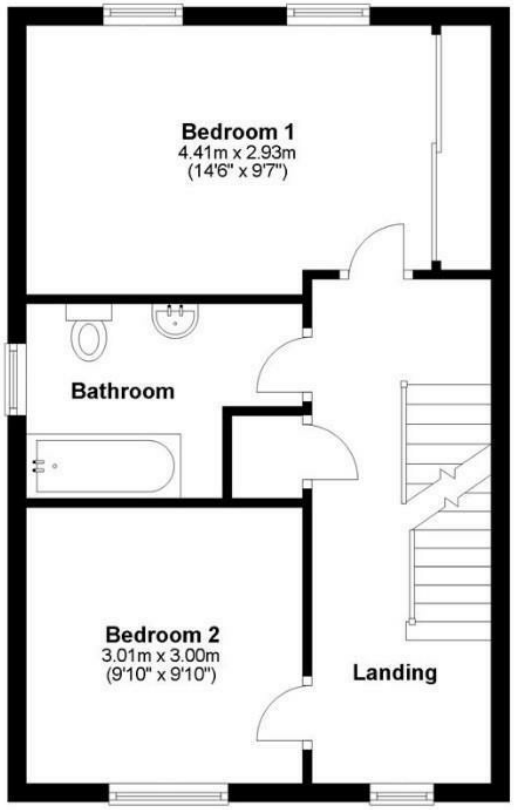




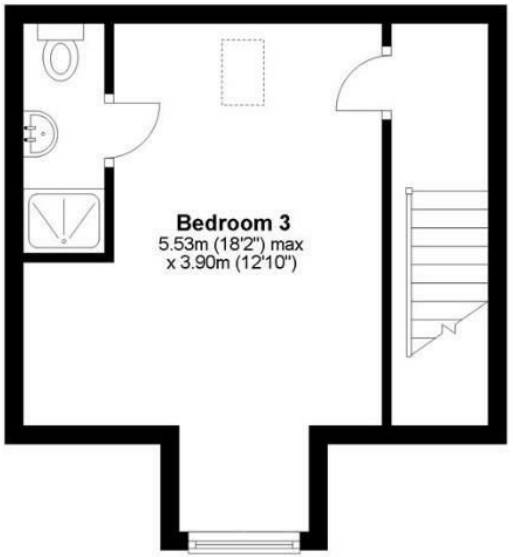
Ground Floor



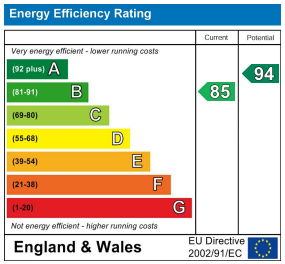
First Floor



Second Floor



Approx. gross internal floor area 116 sqm (1250 sqft



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.











