EXCLUSIVE LISTING BEECH WAY, LINTON



Guide Price: £795,000

We are pleased to offer this rarely available, well-presented, 4 Bedroom Executive Style, Detached Bungalow in the popular village of Linton, the property is well placed in the heart of the village close to all its amenities.

Features



ANTONY DAVIS ESTATE AGENTS 01223 928220 www.antonydavis.co.uk hello@antonydavis.co.uk 14 High Street, Fulbourn, Cambridge, CB21 5DH



- 🤣 Double Garage
- Modern Fitted Kitchen 🤣
- Village Location
- Mature Garden Ensuite Shower





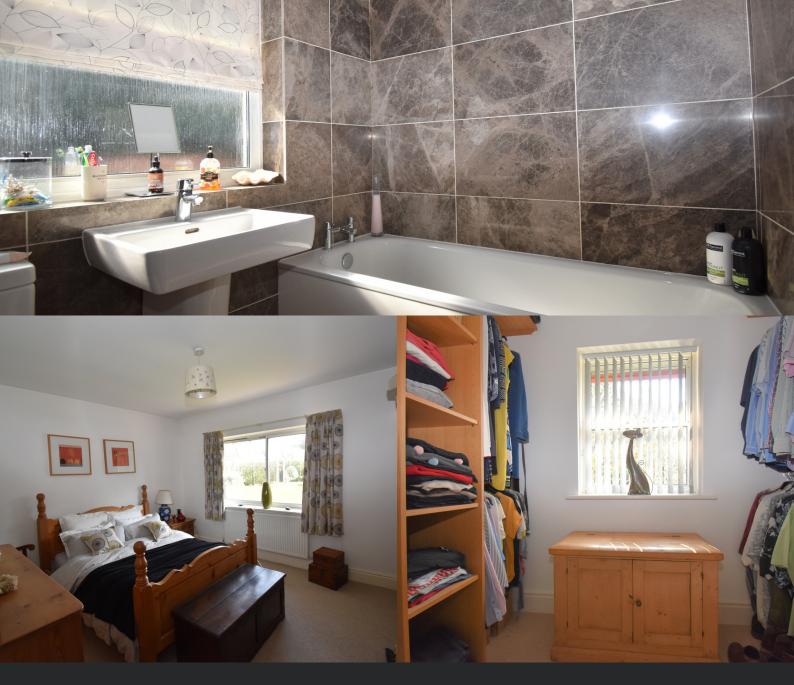












EXCLUSIVE LISTING

Executive Style Bungalow with Fabulous Gardens

This property boasts fabulous gardens and has plenty of space, both inside and out. It is also being offered with the onward chain complete. This property also benefits from having double garage with electric sectional door, plus a tandem garage currently used as storage which has potential for conversion subject to planning. The property has an oil fired central heating system.

As you enter, you are immediately presented by the property's modern interior and high-end finish that has been created by the current owners.

Kitchen: 19'8" x 18'4" (6.00m x 5.60m) Welcomed by a fabulous large contemporary style kitchen with central island, composite stone worktops, a number of integrated Bosch appliances, stainless steel sink, a range of wall and base units finished in satin black door, hardwood oak flooring throughout. Full width bi-folding doors to the terraced area leading to the stunning rear garden. To your right, opening to:

Lounge: 19' x 16'9" (5.80m x 5.10m) Dining Room: 16'9" x 11'10" (5.10m x 3.60m) Superb open plan living/dining area with feature dual aspect log burner, hardwood oak flooring. The room is surrounded by plenty of windows which creates a light and airy living space. Sliding doors to rear garden.

Immediately to your left from the hallway leads to:

Cloakroom/Utility: WC, wash basin, tiled flooring and tiled skirting. Plumbing for washing machine. Window to front aspect.

Continuing though the hallway:

Bedroom 3: 13'5" x 11'10" (4.10m x 3.60m) Double bedroom, radiator and window to rear aspect.

Bedroom 4: 10'8" x 9'6" (3.25m x 2.90m) Currently used as home office, airing cupboard, radiator, window to side aspect.

Bedroom 2: 12'10" x 9'6" (3.90m x 2.90m) Double bedroom, built-in wardrobes, radiator, window to side aspect.

Bathroom: Floor to ceiling tiles, bathtub, WC, wash basin, heated towel rail, window to side/front aspect.

Bedroom 1: 13'5" x 13'1" (4.10m x 4.00m) Double Bedroom, radiator, window to front aspect.

Walk-In Dressing Area: with window to side aspect.

Ensuite: Walk-in shower, WC, heated towel rail, window to side aspect.

Outside: The bungalow has extensive mature gardens that encompass the whole of the property with a range of lawn, mature shrubs and trees, terraced area and pergolas.

The front of the property is enclosed by fencing, gravelled driveway with ample parking.

Linton

Linton is a village and civil parish in Cambridgeshire. The village has many desirable attributes such as its character location, picturesque village community and conservation areas, and its proximity to Cambridge and Saffron Walden. Popular attractions include Linton Zoo and Audley End House. Linton is also well situated in terms of road links as it is close to the A11 and M11.

Linton Village College has existed for 80 years and is a popular educational institution and well esteemed. There is also Linton Infant School and Linton Heights, both of which are fantastic schools.

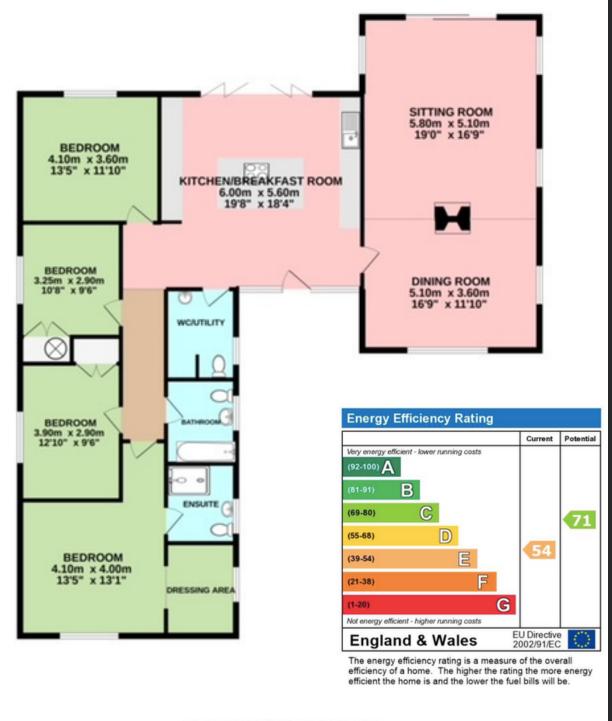
The history of Linton village dates back some 5000 years, in its past it was well known as busy market town and now it still sees an atmosphere within the village centre amongst the bakeries and other shops and great pubs.

London Stansted Airport is 25 miles away from Linton via the M11.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



GROUND FLOOR 165.4 sq.m. (1780 sq.ft.) approx.



TOTAL FLOOR AREA: 165.4 sq.m. (1780 sq.ft.) approx. while every attempt has been made to ensure the accuracy of the foroglan contained here, measurements of doors, windows, norms and any other terms are approximate and no responsibility in taken for any error, sensoric or non-statement. This pairs is for Australiante purposes only and should be used as such by any prospective purchase. This pairs is the Australiante purposes only and should be used as such by any prospective purchase. This pairs is in their approximate should have not been tested and no guarantee as in their approximately or attricement.

TENURE: FREEHOLD EPC BAND: E COUNCIL TAX BAND: F LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

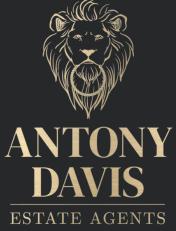












01223 928220 | hello@antonydavis.co.uk