



EH

EXQUISITE
HOME



SMART CONTEMPORARY HOME

Standing near the village centre is this much improved and extended semi-detached family home. There is room for five cars to park on the smart block paved frontage and a side gate gives access to the back garden. The house was built in 1942 and the current owners bought it eight years ago, working to make it immaculate and contemporary, inside and out. A year ago, they obtained planning permission for a single-storey extension off the rear living room which is still in force.

The front door opens into the entrance hallway where the staircase rises to the first floor. To the left is the attractive wooden floored sitting room with its partly exposed brick fireplace and oak bressumer beam with a log burner. If desired, this could be turned back into a conventional open fire. It is a cosy and welcoming space painted in a smart on-trend green. Next door is the family room, also wooden floored and with sliding doors opening into the garden. There is a useful cloakroom nearby. The ground floor accommodation is completed by the bright, open, triple aspect kitchen/dining room, beautifully decorated and laid out to give the maximum amount of preparation and storage space and with enough room for a large table and chairs. With its integrated dishwasher, microwave, double electric oven, washing machine and gas hob with extractor hood, it is the perfect space for keen cooks. Ideal for everyday family dining, kitchen suppers, dinner parties and Christmas dinners, it is a crisp and contemporary space flooded with light from the bifolds which give access to the garden and which bring the outside in during the warmer months.

ATTRACTIVE FIRST FLOOR

The staircase leads up to the landing from which radiate the principal bedroom, three further bedrooms and the family bathroom. The triple aspect principal bedroom is absolutely delightful, colour drenched in an on-trend dark grey and with a Juliet balcony looking over the garden. It also benefits from a smart en suite shower room. There are two further good sized double bedrooms and a fourth, slightly smaller bedroom which would make the perfect nursery, playroom or home office. The three piece family bathroom has a bath with electric shower over and is painted in on trend navy blue with glossy navy blue subway tiles. The loft is insulated, has a light and provides standing room. If desired, and with the correct planning permission in place, it may be possible to convert this into another floor, perhaps with an en suite bedroom.

ADDED VALUE IN THE GARDEN

To the rear of the house outside the kitchen is a raised decking area, the ideal place for family barbecues or drinks with friends. There is also a small paved seating are and the rest of the large garden is laid to lawn. It benefits from an attractive garden room/office/gym or 5th bedroom, with a covered terrace which is often used for entertaining and al fresco dining. There are two sheds and a summer house with double doors and a bike shed attached behind. The garden is southeast facing and enjoys the sun for much of the day. There is a small gravelled area with raised beds at the bottom of the garden, some mature trees and perennials. There is plenty of room for children’s play equipment and space for further flowerbeds and planting if desired. However, it is an easy to maintain garden.

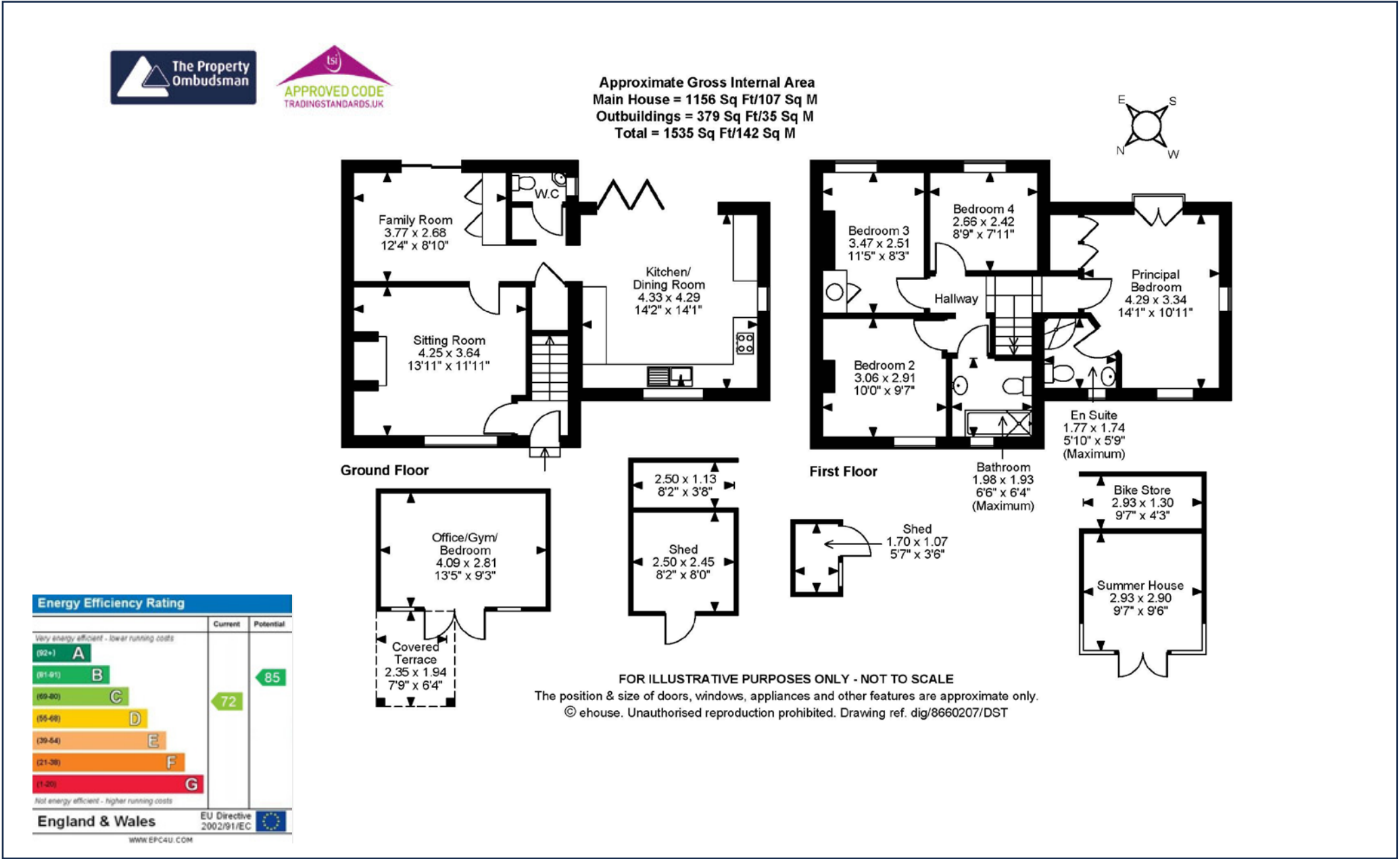
WELL CONNECTED AND THRIVING VILLAGE

The village of Linton is located near the border with Essex in south Cambridgeshire, six miles from historic Saffron Walden and ten from Cambridge. Transport links are excellent here with the M11 and A11 close by and regular fast trains running from both Cambridge and Cambridge North stations. Much sought after by commuters, the village is also popular with families as it has an infant, junior and high school, as well as a school for pupils with special educational needs. Saffron Walden County High School, rated Outstanding by Ofsted, is also within easy reach. The village has over a hundred and twenty listed buildings, including the Grade I listed parish church of St Marys. It also has three pubs, a medical centre, pharmacy, dental practice, optician, organic farm shop, Co-op, Post Office, library, sports centre, a zoo and recreation ground.

For families, there is no need to leave the village for infant to senior education. However, nearby Sawston Village College also offers secondary education as do the schools in Haverhill seven miles away.

With generous off street parking, a pretty garden, spacious and versatile interior accommodation decorated to a very high standard, a delightful village location and excellent amenities and transport links, this much improved family home must be seen to be fully appreciated.





All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



EXQUISITE HOME

Exquisite Home, St John's Innovation Centre, Cowley Road, Cambridge, CB4 0WS

T +44(0) 1223 261144 E info@exquisitehome.co.uk

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