



Hollybush Way, Linton Cambridge **£650,000 Freehold**



Key Features

4 2 C E

- Stunning four bedroom detached house
- Large modern kitchen/diner
- Downstairs cloakroom
- En-Suite to main bedroom plus family bathroom
- Gorgeous private rear garden with garden office

An exceptional four-bedroom detached family home, rarely available and quietly positioned within a sought-after cul-de-sac in the highly desirable village of Linton.

Beautifully renovated and impeccably presented throughout, this stunning property offers bright, spacious and versatile accommodation, ideal for modern family living. The welcoming entrance hall leads to three superb reception rooms, including a stylish family room, a large study and an impressive triple-aspect living room, enjoying lovely views over the rear garden.

At the heart of the home is a contemporary kitchen/dining room with exceptional views over the rear garden and fitted with a new hob, oven and extractor hood, creating a perfect space for everyday living and entertaining. A renovated downstairs cloakroom completes the ground floor accommodation.



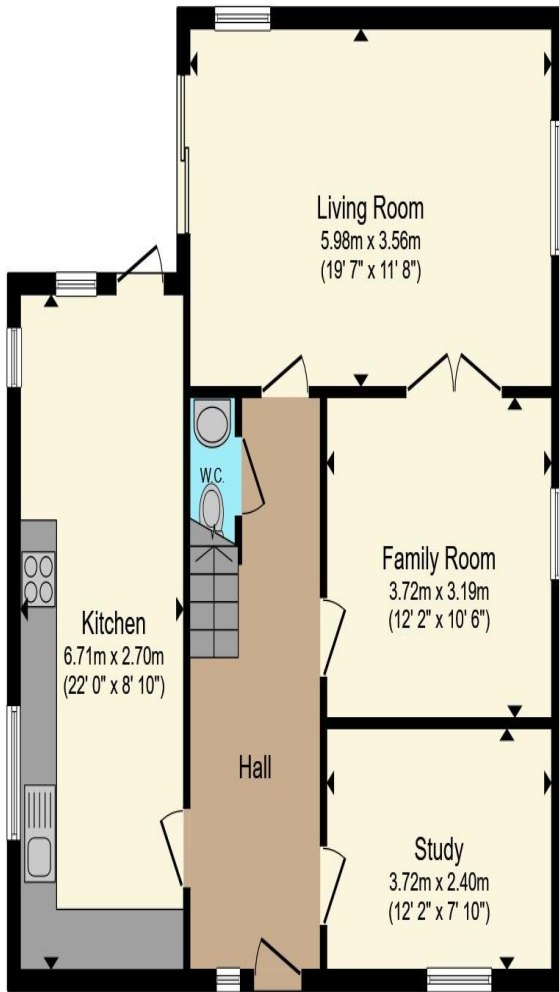
Upstairs, the sense of space and light continues with four generous double bedrooms, including a superb principal bedroom with dressing area and modern en-suite shower room with double size shower as well as a beautifully appointed family bathroom with P-bath and shower over. Outside, the south-facing rear garden is thoughtfully landscaped with a large lawn and patio area in addition to a separate courtyard on a lower level, all ideal for outdoor dining and relaxation. A fully-insulated garden studio with power and lighting provides excellent flexibility for home working or hobbies. To the front, the property benefits from ample driveway parking, side access and a double garage. This truly is a turnkey home, finished to an exceptional standard, conveniently located close to the excellent local amenities of Linton and within the catchment area of the highly-regarded Hills road Sixth Form College.

Linton is a thriving village on the south Cambridgeshire/Essex border and has an excellent range of facilities including a good primary school and secondary school with outstanding facilities, many used by the village and a medical centre, pharmacy, three pubs and restaurants, village store, post office and cafe as well as an historic parish church and large recreation ground. The university city of Cambridge is to the north-west while the old market town of Saffron Walden is 6 miles to the south. Linton is within easy reach of the Cambridge Biomedical Campus and Granta Park Business Centre, with public transport links to central Cambridge.

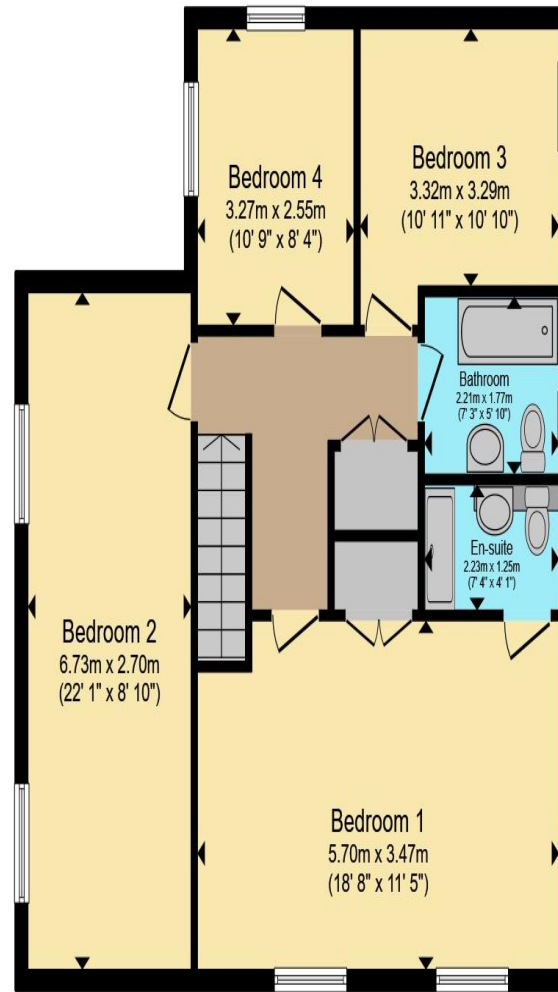
Detached House

Porch
Entrance Hall





Ground Floor



First Floor

Total floor area 149.4 sq.m. (1,609 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



Living Room 5.98m x 3.56m 19'7" x 11'8"
 Family Room 3.72m x 3.19m 12'2" x 10'6"
 Kitchen/Diner 6.71m x 2.70m 22'0" x 8'10"
 Study 3.72m x 2.40m 12'2" x 7'10"

Cloakroom

Landing

Access to fully insulated mainly boarded loft with pull down ladder. Large airing cupboard.

Bedroom One 5.70m x 3.47m 18'8" x 11'5"
 Built in wardrobes.

Shower En-suite

Bedroom Two 6.73m x 2.70m 22'1" x 8'10"

Bedroom Three 3.32m x 3.29m 10'11" x 10'10"

Bedroom Four 3.27m x 2.55m 10'9" x 8'4"
 Fitted wardrobes.

Bathroom

Garden

South facing large rear garden with lawn, patio and separate courtyard, garden office with power, lighting and insulation. Additional storage shed and double-gated side access to the front.

Front

Double garage with boarded storage area above and ample driveway parking alongside additional enclosed storage/bicycle room with front and rear access.

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