



# NEW LISTING

HOLLYBUSH WAY, LINTON



**Guide Price: £575,000**

We are pleased to offer this stunning, 5 Bedroom End-Terrace House in the picturesque village of Linton.

## Features

- ✓ Recently Improved
- ✓ Enclosed Rear Garden
- ✓ Catchment Area for Linton Village College
- ✓ 3 Bathrooms
- ✓ Large Garage
- ✓ Beautifully Presented



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## EXCLUSIVE LISTING

### *Beautifully Presented Throughout*

We are pleased to offer this much improved and beautifully presented, 5-bedroom family home in this popular Cambridgeshire village. Please call to arrange an early viewing. This property is being offered with no-onward chain.

Composite front door with glazed panels leading into:

Entrance Hall: Doors leading to both lounge and kitchen/diner, stairs leading to the first floor and double glazed window to the side aspect.

Lounge: 16' 5" x 14' 0" (5.01m x 4.28m) Great family room with feature fire place with log burner in the corner, window to front aspect, and sliding patio doors leading to the rear garden. Radiator.

Kitchen/Diner: 21' 11" x 13' 11" (6.69m x 4.25m) Large kitchen/diner featuring central island, range of base and wall units, solid oak worktops, integral appliances, island with electric Neff electric hob, Neff double electric oven, double undercounter sink, integrated CDA dishwasher, Samsung fridge/freezer, window to rear and front aspect, two roof lights making this a bright and airy room. Tiled flooring, Side door leading to garden. Door to:

Cloakroom/Utility room: Ceramic wash hand basin with vanity cupboards, low level WC, solid wood worktop with Hotpoint washing machine, frosted glazed window to rear aspect.

## First floor

Landing area With doors leading to adjoining rooms.

Principle Bedroom: 16' 8" x 12' 0" (5.09m x 3.68m) max. Large bedroom with windows to front and rear aspect, built in wardrobes, radiator, door leading to:

En suite: Feature wash hand basin with vanity cupboards beneath, low level WC, corner shower unit, heated towel rail with frosted glass window to the rear aspect, tiled flooring.

Bedroom 2: 9' 4" x 8' 3" (2.87m x 2.54m) Window to front aspect, radiator.

Bedroom 3: 8' 7" x 8' 0" (2.62m x 2.44m) Window to rear aspect, radiator.

Family Bathroom: 8' 3" x 5' 2" (2.54m x 1.59m) A modern three piece suite comprising low level WC, panelled bath with overhead shower, ceramic wash hand basin with vanity cupboards beneath, heated towel rail, frosted glazed window to the rear aspect, tiled floor to ceiling.

This property has been further refurbished to a high standard on the 3rd floor by the current owners, and is clear to see the extent of the workmanship that has gone into this part of the property. Fabulous staircase with Velux roof light, which takes you to 2 further bedrooms and an additional bathroom.

Bedroom 4: 14'9" X 11'6" (4.50m X 3.50m) Currently used as the principle bedroom by the current owners, with fabulous views overlooking the countryside. Radiator. 2 Velux roof lights.

Bedroom 5: 11'10" x 11'6" (3.60m x 3.50m) Further bedroom with windows to rear aspect. Radiator.

Third bathroom: Fabulous bathroom with designer bathtub, large shower cubicle, WC, wash basin with under-storage.

Outside: The front garden mainly laid to lawn, with a few shrubs and pathway that leads to the front porch and to the side access of the rear garden.

The rear garden is divided into two sections, with a mixture of terraced areas and lawned areas. There is also access through the back gate to the driveway and garage.

Garage: 17' 1" x 16' 0" (5.22m x 4.89m) With up and over door, power and lighting connected and double glazed window to rear aspect.

## 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.

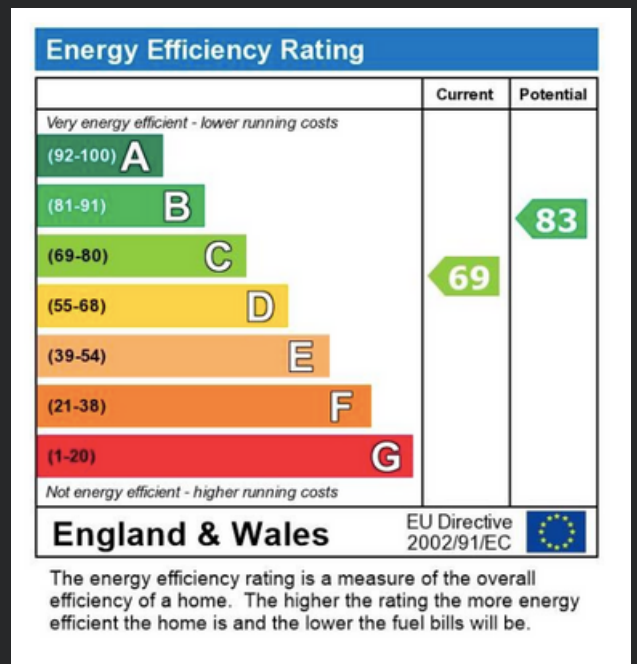
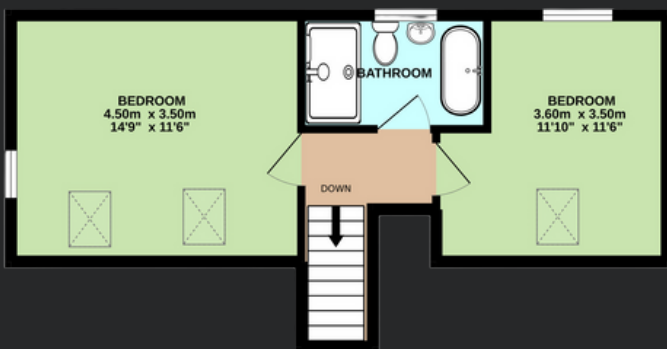
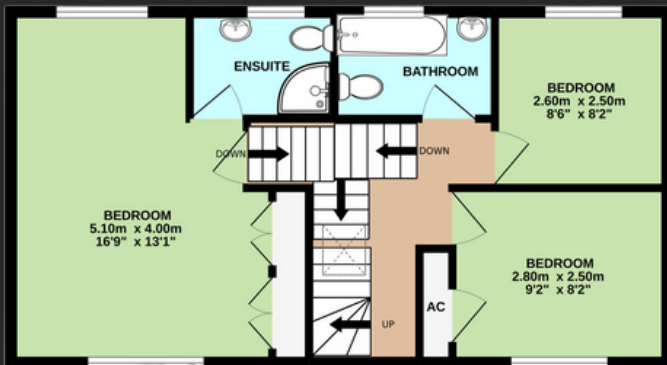
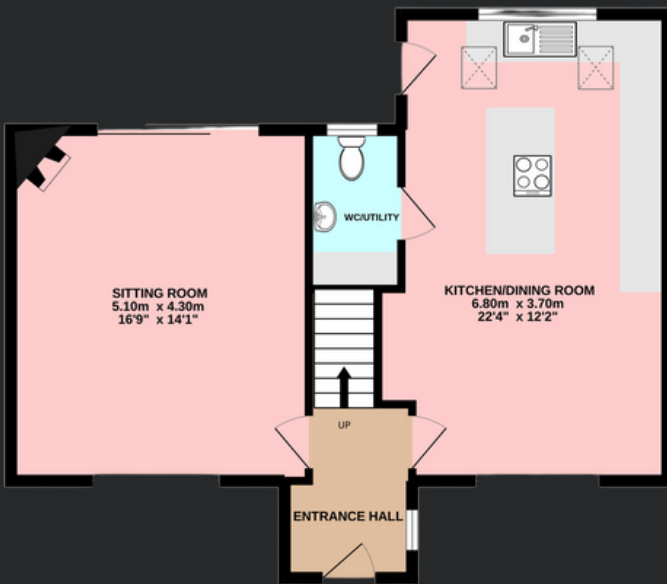
Linton Village College has existed for 80 years and is a popular educational institution and well esteemed. There is also Linton Infant School and Linton Heights, both of which are fantastic schools.

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.





TENURE: FREEHOLD  
 EPC BAND:  
 COUNCIL TAX BAND: C  
 LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE 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.











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