

Trout Beck,Linton Cambridge **Freehold**

Kevin Henry

Key Features

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- Stunning executive style family home on three floors
- Gorgeous open plan kitchen/breakfast room
- Five double bedrooms
- Two reception rooms
- En-suite and two further bathrooms

A gorgeous, modern and beautifully presented five-bedroom detached family home, arranged over three floors and offering an exceptional amount of versatile living space. Situated towards the end of a quiet cul-de-sac on a popular, relatively new development, the property further benefits from approximately seven years remaining on its NHBC guarantee.
Upon entering, you are greeted by a lovely welcoming hallway with doors leading to the spacious and light-filled main reception room, together with a further versatile reception room, ideal for use as a formal dining room, playroom or home office.
The heart of this wonderful home is undoubtedly the impressive kitchen/diner,



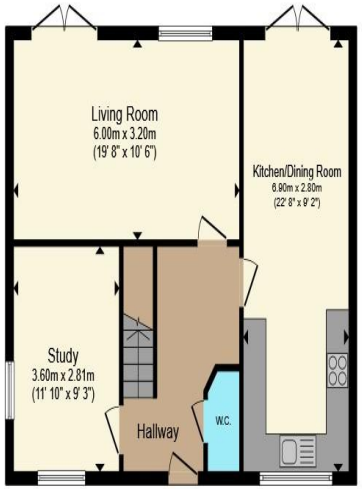




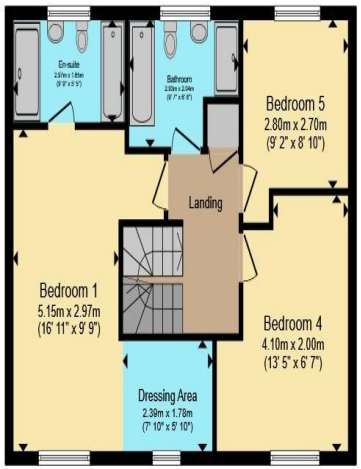
featuring contemporary styling, modern integrated appliances and lovely views across the rear garden. A conveniently positioned cloakroom completes the ground floor accommodation.
The first floor offers three bedrooms and a stylish, contemporary family bathroom. The principal bedroom is particularly generous in size and benefits from a dedicated dressing area and an impressive en-suite bathroom, complete with both a bath and separate shower cubicle.
Stairs from the landing lead to the second floor, where you will find two further excellent-sized double bedrooms, served by a modern shower room. There is the further benefit from useful eaves storage, adding to the practicality of this well-designed home.
Outside, the rear garden has been significantly improved by the current owners and provides an attractive combination of a generous patio, ideal for outdoor entertaining, and a well-maintained lawn. Side access leads through to the double garage, complemented by a generous driveway providing ample off-road parking.
This is a fantastic opportunity to acquire a



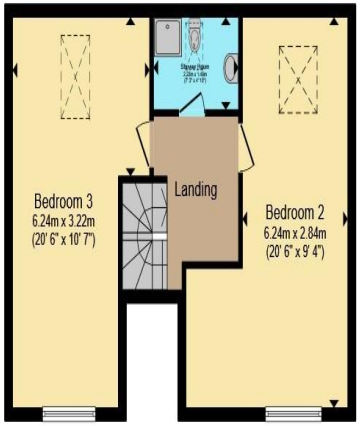




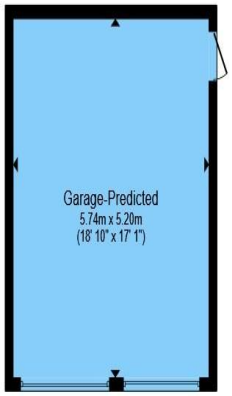
Ground Floor



First Floor



Second Floor



Garage

Total floor area 204.8 sq.m. (2,205 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

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superb, ready-to-move-into family home, combining five genuine double bedrooms with excellent reception space and flexible accommodation arranged over three floors. An ideal choice for growing families seeking modern living, space and versatility in a peaceful setting.

Linton is one of the most popular villages in south Cambridgeshire. It has an excellent range of facilities, including primary school, secondary school with outstanding sports facilities, recreation ground, village church, inns / restaurants, village store and numerous shops. It is a very vibrant village. The fine old market town of Saffron Walden is six miles to the south, whilst the university city of Cambridge is to the north-west. The M11 access points and rail links to Liverpool Street are within easy reach.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Kevin Henry on: 01799 513632

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