



Beech Way

+44 (0) 1223 508050

hello@cookecurtis.co.uk

www.cookecurtis.co.uk

A detached bungalow with en-suite in a truly wonderful location, right at the centre of the village but peacefully tucked away in a private close of similar properties.

Guide Price:
£539,000

Beech Way, Linton,
CB21 4LA



Beech Way is a cul-de-sac off Green Lane, which is right at the very centre of the village moments' walk from the Co-op and various other facilities, but it is a cul-de-sac making it superbly convenient but peaceful. A footpath at the end of Green Lane drops immediately down to the village conservation area, historic village mill, the river Granta and various surrounding footpaths.

The property is a three bedroom detached bungalow with an en-suite shower room and family bathroom. The main living space is generous, bright and is L-shaped with a bay-windowed sitting area, the dining area opens onto the conservatory, plus also to the smartly fitted kitchen. It is good to note that the conservatory was added in 2014 and still is covered by a 10 year guarantee.

The property also benefits from gas central heating and double-glazed windows and doors.

There is a very large, spacious single garage and a long driveway for 3 cars.

The gardens are very private and mature with established apple, plum, pear fruit trees and roses together with a garden shed.

It is for sale with no onward chain.





115 sqm / 1241 sqft

0.11 acre / 420 sqm

Detached bungalow

3 bed, 2 recep, 2 bath

Garage and driveway

2007

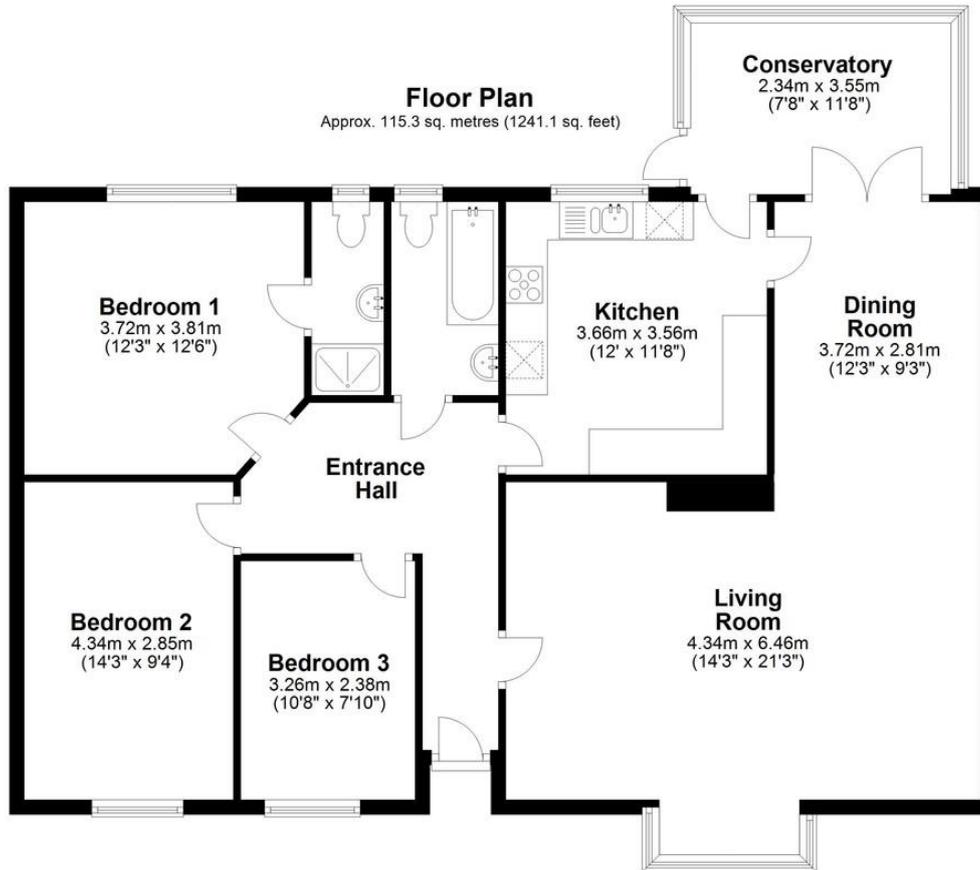
EPC - C / 74

Council Tax Band - E



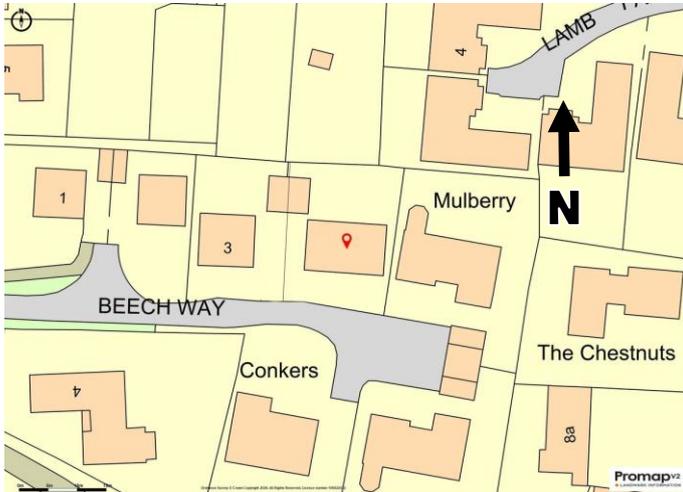
Floor Plan

Approx. 115.3 sq. metres (1241.1 sq. feet)



Total area: approx. 115.3 sq. metres (1241.1 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.



Linton is a very popular village around 7 miles south east of Cambridge.

It has an excellent range of established local facilities and these include a bakery, an organic food shop, dentist, opticians, pharmacy, hairdressers and a gallery. There is also a highly rated Health Centre and the Village College, which offers good sporting facilities to the public, out of school hours.

There are three local public houses (two of which provide good food), a very popular coffee shop and the village even features its own zoo.

Linton is popular with many due to its fantastic school provision, with a well regarded primary school, which feeds into the high achieving Ofsted 'Outstanding' rated Linton Village College.

The village is also well placed for easy access to the Addenbrooke's Hospital site and Cambridge City centre. For the commuter, the A11 provides access to the M11 south and the A14. Saffron Walden is 6 miles to the south and has mainline railway access via Audley End with fast trains to London Liverpool Street.

COOKE
CURTIS
& CO