



Balsham Road, Linton Cambridge £500,000 **Freehold**



# Key Features



- Four bedroom detached family home
- Two reception rooms
- Conservatory
- Good size kitchen
- Downstairs cloakroom

A bright and spacious four-bedroom detached home in the highly sought-after village of Linton, enjoying open countryside views towards Rivey Hill and within easy reach of the Cambridge Biomedical Campus and central Cambridge.

Situated in a quiet residential setting, this attractive family home offers generous living space, excellent natural light, and a strong connection to the surrounding landscape. The property enjoys far-reaching views across open fields towards the distinctive Rivey Hill water tower, with nearby footpaths providing easy access to the surrounding countryside.

The ground floor offers versatile and well-proportioned accommodation ideally suited to modern family life. A bright and welcoming living room opens directly onto the rear garden and patio, creating a natural flow between indoor and outdoor spaces. The kitchen overlooks the garden and connects conveniently to both the patio and conservatory, offering multiple areas for relaxing, dining, or entertaining. The conservatory provides a particularly attractive garden room, filled with natural light and enjoying views across the raised beds and lawn.



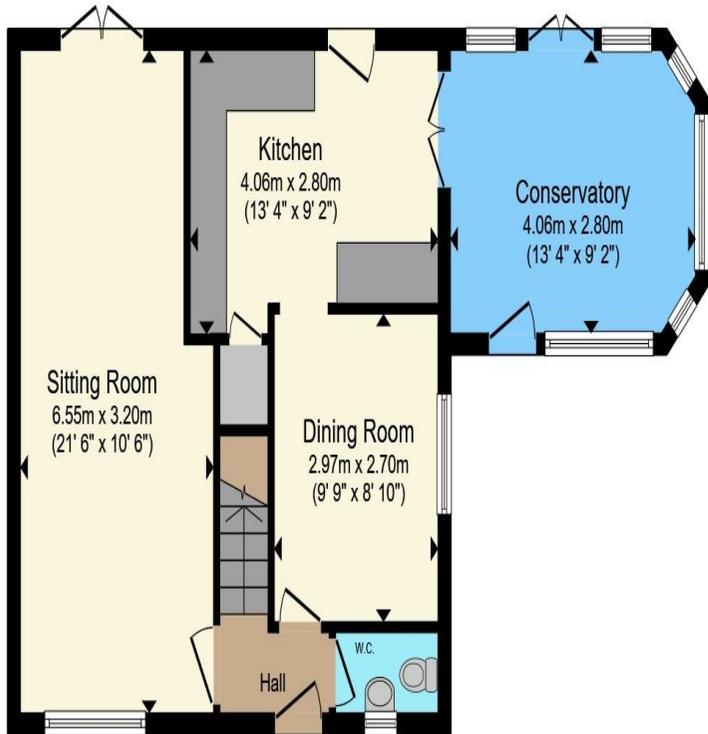
Outside, the rear garden and patio create an excellent setting for outdoor dining and summer gatherings. The raised beds and lawn provide structure and greenery while maintaining a sense of openness and privacy. Upstairs the property offers four well-proportioned bedrooms along with a family bathroom. The boarded loft provides substantial storage space and offers potential for future conversion, subject to the necessary consents. To the front of the property there is ample off-street parking for several vehicles along with a double garage, making the home particularly practical for family living. 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.

Front door to  
Hallway  
Downstairs Cloakroom  
Living Room  
6.55m max x 3.20m max  
21'6" max x 10'6" max

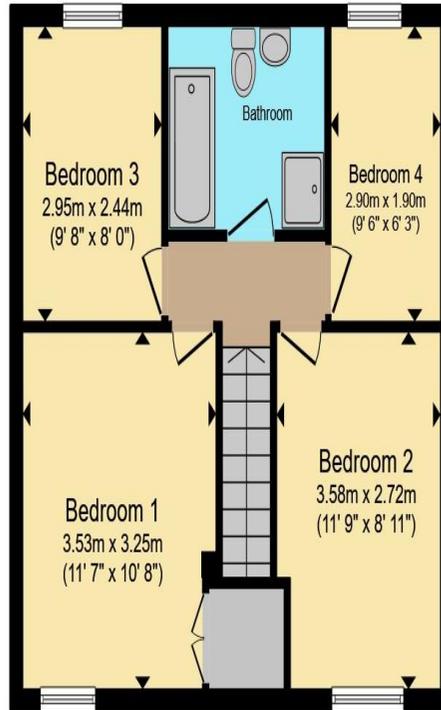
Dining Room  
2.97m x 2.70m  
9'9" x 8'10"

Kitchen  
4.06m x 2.80m  
13'4" x 9'2"





**Ground Floor**



**First Floor**

Total floor area 102.1 sq.m. (1,099 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](http://www.propertybox.io)



Conservatory  
4.06m x 2.80m  
13'4" x 9'2"

Landing  
Access to partly boarded loft via pull down ladder.

Bedroom One  
3.53m x 3.25m  
11'7" x 10'8"  
Built in cupboard.

Bedroom Two  
3.58m max x 2.72m max  
11'9" max x 8'11" max  
Bedroom Three  
2.95m x 2.44m  
9'8" x 8'0"

Bedroom Four  
2.90m x 1.90m  
9'6" x 6'3"

Bathroom  
Garden

South facing private fully enclosed rear garden with lawn and patio, electric points, water tap and side access to the front

Front  
Garage and parking for four cars.

To view this property call Kevin Henry on:  
01799 513632

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