



17 Dolphin Close, Linton  
CB21 4XA



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# 17 Dolphin Close

Linton | Cambridge | CB21 4XA

Guide Price £475,000

- A well-presented, semi-detached four bedroom property
- Newly fitted kitchen with integrated appliances
- Superb four-piece family bathroom
- Off road parking and garage
- Good size south facing rear garden
- Quiet cul de sac in the popular village of Linton
- EPC: D
- Council Tax Band: D

## The Property

A well-proportioned four-bedroom family home, renovated by the current owners. Ideally located on a quiet cul de sac with a garage and south facing rear garden.

## The Setting

Linton is a large village offering excellent local amenities including shops, a post office, church, doctors, cafes, restaurants, public houses and excellent schooling for children of all ages. The University City of Cambridge is about 10 miles to the Northwest and the market town of Saffron Walden is 7 miles to the south again offering an excellent range of shopping and recreational amenities. There is easy access to the M11 southbound (J9) off the A11 and northbound (J10) at Duxford. Frequent train services to London are available from Whittlesford Parkway and Audley End to Liverpool Street, or alternatively from Cambridge to Kings Cross.

## The Accommodation

In detail the property comprises of an entrance hall with cloakroom comprising W.C and wash hand basin, door to the garage and door to inner hallway. Stairs rise to the first floor with under stair storage cupboard and doors to the adjoining rooms. The good size sitting room has a large window to front aspect. A superb kitchen fitted in 2023 with a matching range of eye and base level units with quartz work surface over and undermounted 1 and ½ bowl sink. Integrated appliances include oven, combi grill, fridge, freezer, dishwasher, wine cooler and induction hob with extractor fan over. There is space and plumbing for a washing machine. A window to rear aspect and an opening leads into the dining room with window and door onto the rear garden.





The first-floor landing provides access to the loft hatch and doors to the adjoining rooms. Bedroom one is a good size double room with window to front aspect and built in wardrobes. Bedroom two is a double room with window to rear aspect. A third double bedroom has window to front aspect and built in wardrobe. A fourth generous room has a window to rear aspect and built in storage. The family bathroom comprises a panelled bath with shower attachment, shower enclosure, W.C, wash hand basin, heated towel rail and underfloor heating.

#### Outside

To the front of the property is block paved driveway and access to the garage, fitted with light, power and electric roller door. There is a small garden laid mainly to lawn with shrubs and mature trees. Gated side access leads to the good size rear garden laid to lawn with composite Keter Shed. A decked area provides an ideal space for alfresco dining and outdoor entertaining.



#### Services

Mains electric, water and drainage are connected. Gas fired central heating. Superfast broadband is available and mobile signal is good.

**Tenure** - Freehold

**Property Type** – Semi-Detached

**Property Construction** – Brick built with tiled roof

**Local Authority** – South Cambridgeshire District Council



Approx Gross Internal Area  
115 sq m / 1234 sq ft



First Floor  
Approx 56 sq m / 606 sq ft

Ground Floor  
Approx 58 sq m / 629 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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