



Hillside House Heath Road, Linton, ME17 4NP

Offers Over £575,000
EPC RATING: B





Nestled on the charming Heath Road in Linton, this stunning detached house offers a perfect blend of modern living and family comfort. Boasting a spacious 1,399 sq ft, this new build property features four generously sized bedrooms and two bathrooms, ideal for a growing family.

Step inside to discover a beautifully designed interior with an open-plan layout on the ground floor, creating a seamless flow between the reception rooms. The property, constructed just last year in 2023, exudes a contemporary feel with a well-maintained rear garden, perfect for outdoor gatherings and relaxation.

The large master bedroom on the second floor comes complete with an en-suite, providing a private sanctuary within this inviting home. Additionally, the convenience of a downstairs WC adds to the practicality of the layout.

Situated within walking distance of a secondary school and with bus stops nearby, this property offers both accessibility and a sense of community. Furthermore, the off-street parking for several vehicles, along with an electric charging point, caters to the needs of modern-day living.

Don't miss the opportunity to make this four-bedroom detached family home your own, where comfort, style, and convenience come together seamlessly.

MATERIAL INFORMATION

Freehold
Council Tax Band E
EPC Report B



• Four Double Bedroom Detached Family Home • Large Well Maintained Rear Garden • Built One Year Ago • Open Plan Living To The Ground Floor • Downstairs WC • Large Master Bedroom With En-Suite To Second Floor • Walking distance To Secondary School With Bus Stops Nearby • Off Street Parking For Several Vehicles With Electric Charging Point

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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