

15 Dry Drayton Road, Oakington, Cambridge, CB24 3BD

Guide Price £375,000 Freehold

REDMAYNE ARNOLD & HARRIS

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LOCATED WITHIN THE POPULAR VILLAGE OF OAKINGTON AND WITHIN EASY REACH OF THE HISTORIC CITY OF CAMBRIDGE IS THIS DELIGHTFUL THREE-BEDROOM FAMILY HOME.

- Semi detached house
- 3 beds, 1 bath, 2 recepts
- Constructed in the 1970s
- Driveway parking
- Council tax band - C
- 1200 Sqft / 111 Sqm
- 0.08 acres
- Gas fired central heating to radiators
- EPC - C / 69

This large three-bedroom home measures approximately 1200 Sqft / 111 Sqm and provides generous living accommodation over two floors. To the ground floor is a large entrance hall with stairs leading up to the first floor, built in storage and a WC adjoining. The large 'L' shaped living/dining room is a fantastic family space with large window overlooking the front and sliding doors opening into the conservatory. The kitchen is an older style but is configured conveniently to provide generous work top space, large levels of storage a pantry and ample space for whitegoods.

To the first floor are three good sized bedrooms with two of these bedrooms benefitting from built in storage. The family bathroom has been recently replaced and doubles up as a utility room with the washing machine built into a large storage cupboard. A separate WC next door to the family bathroom completes the first floor.

Externally – To the front of the property is a gravel and concrete laid driveway which provides off road parking for numerous vehicles. To the side of the property is a large concrete laid carport area which could offer further potential for extending subject to the relevant planning consents being granted. The rear garden is fully enclosed, is laid to lawn, has a large patio accessible off the conservatory and benefits from a timber built shed and summer house.

Location
Oakington is a much-admired village just 5 miles North of Cambridge on the fringe of open countryside and with excellent local facilities available.

There is a bus service to Cambridge and nearby Histon that provides additional shopping and highly sought after educational facilities at Impington Village College. Communications are outstanding with the A14m M11 and A1 in easy reach. In addition, the Guided Busway (running from Huntingdon Railway Station to Trumpington Park & Ride), provides a direct link to Cambridge City Centre, Cambridge Railway Station, Addenbrooke's Hospital and the Cambridge Biomedical Campus.

The village is ideally placed for access to the Science Park of Cambridge and of course the University. Girton, Bar Hill and Longstanton golf clubs are within a few minutes' drive. The Church of England primary school is located on Water Lane and Oakington falls within the catchment area for Impington Village College which is a highly regarded school. There is a large garden centre with a café and a local convenience store with a post office.

Tenure
Freehold

Services
Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band - C

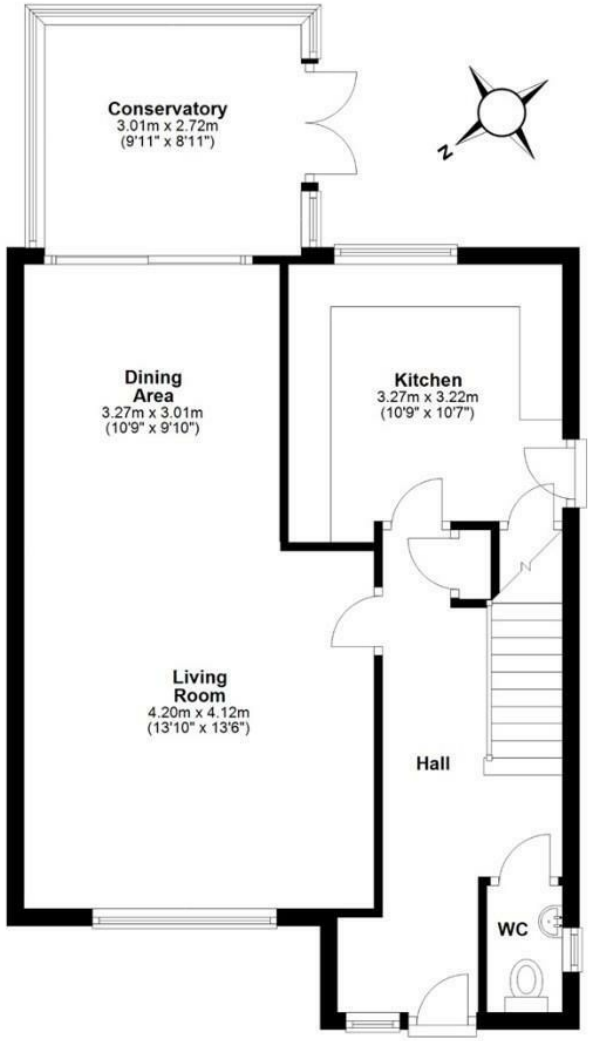
Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

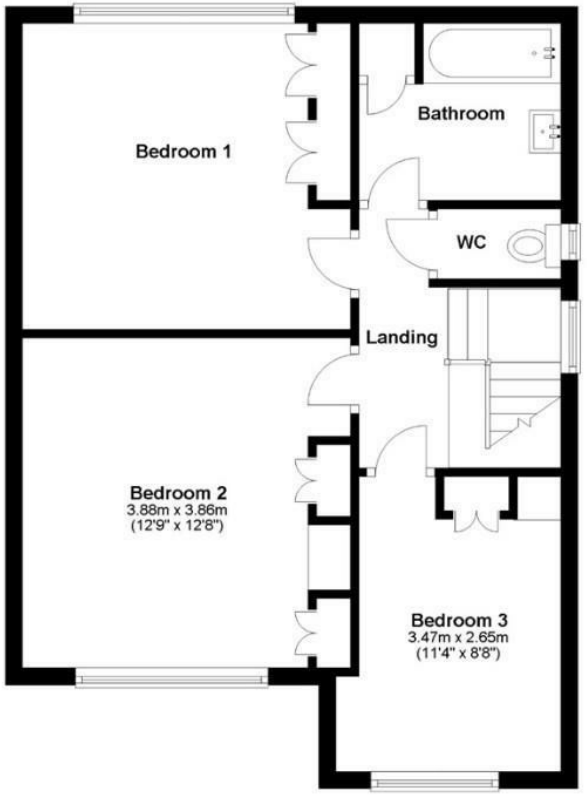




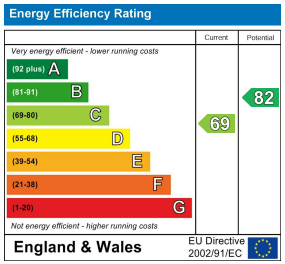
Ground Floor



First Floor



Approx. gross internal floor area 111 sqm (1200 sqft)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.











