

30 Cambridge Road, Oakington, Cambridge, CB24 3BG

Guide Price £400,000 Freehold

REDMAYNE ARNOLD & HARRIS

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ONE OF JUST TWO DETACHED HOMES CONSTRUCTED IN 2008, THIS DETACHED FAMILY HOME IS AVAILABLE TO PURCHASE WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

- Detached house
- 1422 sqft/132.1 sqm
- 0.14 acre plot
- Driveway parking
- Council tax band-E
- 4 bedrooms, 2 bathrooms, 1 reception room
- Constructed in 2008
- Gas flred central heating
- EPC-C / 76

Set back from Cambridge Road, this four-bedroom family home offers spacious accommodation over two levels and falls within the catchment of the popular Impington Village College..

To the ground floor the property comprises an entrance hall with wrap around stairs to the first floor, storage below and a utility room adjoining. The property has two bedrooms to the ground floor each facing the front, and these are served by a fully tiled family bathroom suite with a panelled bath, with a mixer tap, a low-level WC and a pedestal sink basin. Facing the rear of the property is an impressive living room/dining room which measures 24.9ft in length and has triple aspect windows drawing in large levels of natural light. Off the living area is a kitchen with shaker style cabinetry at both base level and eye level and integrated appliances which include a fridge freezer, a dishwasher, a double oven and four ring gas hob with extractor above.

To the first floor is a generous landing space with a large Velux window above, built in cupboards and offers space for a small desk to utilise the space as a small study. Off the landing are two generous bedrooms, each with built in storage to the eaves. Serving these two bedrooms is a further bathroom suite with a ‘P’ shaped bath, shower above, low level WC and pedestal sink basin.

Externally - Occupying a plot of approximately 0.14acres, the plot the home is nestled within is ideal for those with young children and those who enjoy entertaining from home. To the front of the property is a shared driveway accessible off Cambridge Road, which is primarily gravelled and provides parking for at least two vehicles to the front of the property. The rear garden is fully enclosed and is accessible on both sides of the property. The rear garden is predominantly laid to lawn, with a large hedgerow to one side and a patio area accessible off the sliding doors from the Living Room.

Location
Oakington is a much-admired villages just 5 miles north of Cambridge on the fringe of open countryside and with excellent local facilities available. The Guided Busway with adjoining cycle path (running from Huntingdon Railway Station, through neighbouring Histon, to Trumpington Park & Ride) is less than a 5 minute walk from the property, and provides a direct link to Cambridge City Centre and of course the University; both Cambridge Railway Stations; the Science Park; and Addenbrooke’s Hospital. The A14, M11 and A1 are also within easy reach.
The property falls within the catchment area of the highly sought after Impington Village College (Ofstead rated ‘outstanding’ and recently voted Sunday Times Comprehensive School of the Year). Oakington CofE Primary School is rated ‘good’, and nearby Histon offers two ‘outstanding’ primaries to choose from; whilst Busy Bees Nursery in Westwick is also rated ‘outstanding’.
In the village there is a large garden centre with café, a convenience store with post office, and a public house. The highly-regarded Longhorn Farmshop is very nearby, and three golf clubs are within a few minutes’ drive, as is Histon with its many pubs, shops, cafes and other services. Within walking distance are Northstowe Lakes, and multiple public footpaths across beautiful farmland.

Tenure
Freehold

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

Statutory Authorities
South Cambridgeshire District Council
Council tax band-E

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

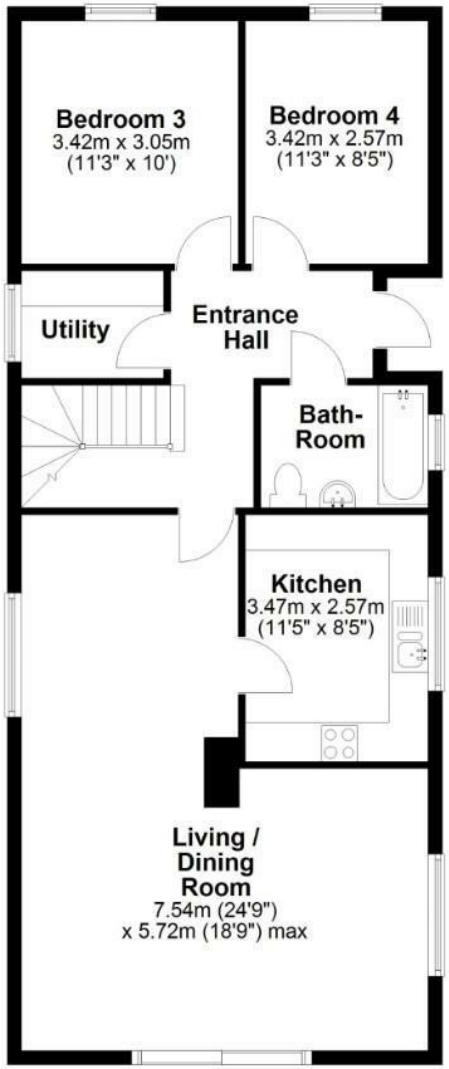
Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris





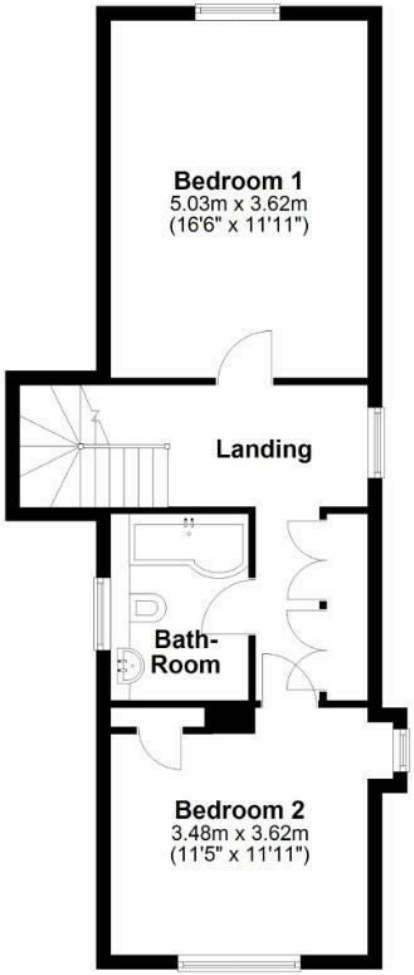
Ground Floor

Approx. 82.0 sq. metres (882.9 sq. feet)

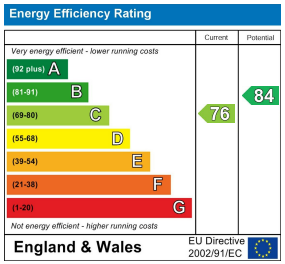


First Floor

Approx. 50.1 sq. metres (539.1 sq. feet)



Total area: approx. 132.1 sq. metres (1422.0 sq. feet)



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.











