



Cherry Orchard, Oakington  
CB24 3AY

Pocock + Shaw



2 Cherry Orchard  
Oakington  
Cambridge  
Cambridgeshire  
CB24 3AY

A detached four bedroom home in a residential cul de sac with a good sized rear garden and no upward chain. Two reception rooms, with well fitted kitchen breakfast room, main family bathroom and en-suite to master.

- Porch and reception hall
- Cloaks WC
- Sitting room with open fireplace
- Dining room
- Fitted kitchen breakfast room
- Gallery landing
- Four bedrooms
- En-suite to master
- Family bathroom
- Enclosed rear garden

Offers in region of £575,000





A traditionally constructed detached home in a residential cul de sac. With a spacious sitting room featuring an open fireplace, dining room and well fitted kitchen breakfast room. Four bedrooms, with en-suite to the master and main family bathroom. There is a good sized rear garden and single garage with parking.

Oakington village is just under 8 miles north of Cambridge City, with the Guided Busway just over half a mile and 15 minute walk from the property.

**Entrance porch** Glazed entrance door to:

**Reception hall** Stairs rising to the first floor, radiator, door to:

**Cloaks WC** Fitted suite with wash basin and close coupled WC, window to the front and radiator.

**Sitting room** 19'4" x 11'6" (5.89 m x 3.51 m) Window to the front and two double radiators. Double sliding patio door to the rear garden, feature fireplace with marble hearth and pine mantle, gas point. Oak effect flooring. Wall lights.

**Dining room** 10'1" x 9'9" (3.07 m x 2.97 m) Window to the front and radiator, coved cornice.

**Fitted kitchen breakfast room** 15'0" x 9'1" (4.57 m x 2.77 m) Well fitted range of units with contrasting work surface, inset single drainer stainless steel sink unit, mixer tap. Continuation of work surface with base units, space and plumbing for dish washer, space for range style cooker with stainless steel canopy extractor. Matching wall mounted cupboards. Window to the rear and radiator and door to the rear garden. Large pantry with window to the rear.

**Galleried landing** Window to the rear, radiator, coved cornice, access to loft space. Single airing cupboard with hot water cylinder.

**Bedroom one** 12'3" x 10'11" (3.73 m x 3.33 m) Window to the front and radiator, coved cornice. Door to:

**En-suite shower room** Well fitted with vanity wash basin, double cupboard beneath, close coupled WC

and shower with ceramic tiling in part to the walls. Double radiator and window to the rear.

**Bedroom two** 12'3" x 11'9" (3.73 m x 3.58 m) Window to the front and radiator, coved cornice.

**Bedroom three** 11'7" x 7'3" (3.53 m x 2.21 m) Window to the rear, radiator, coved cornice.

**Bedroom four** 8'2" x 7'11" (2.49 m x 2.41 m) Window to the front and radiator, coved cornice, beech effect flooring.

**Bathroom** Fitted suite with pedestal wash basin, close coupled WC and bath, mixer tap with shower. Window to the rear and radiator, coved cornice. Part ceramic tiling to the walls.

**Outside** To the front of the property there is an open plan garden area, driveway to the side providing off road parking, leading to

**Single garage** Single up and over door courtesy door to the rear garden

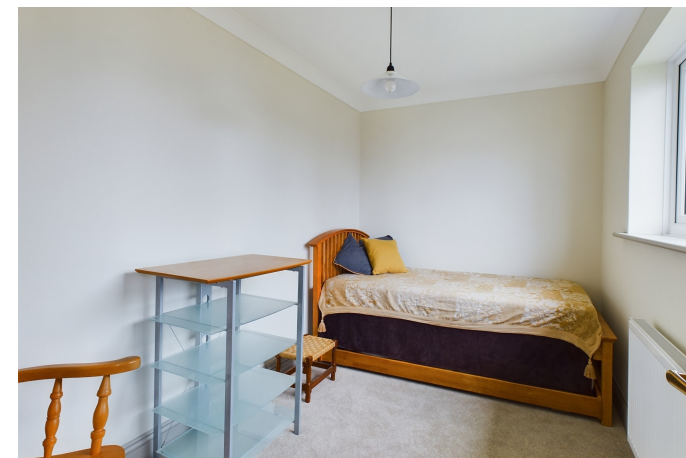
**Rear garden** A very good sized garden with lawn, flower and shrub borders, vegetable patch, patio and paved pathway.

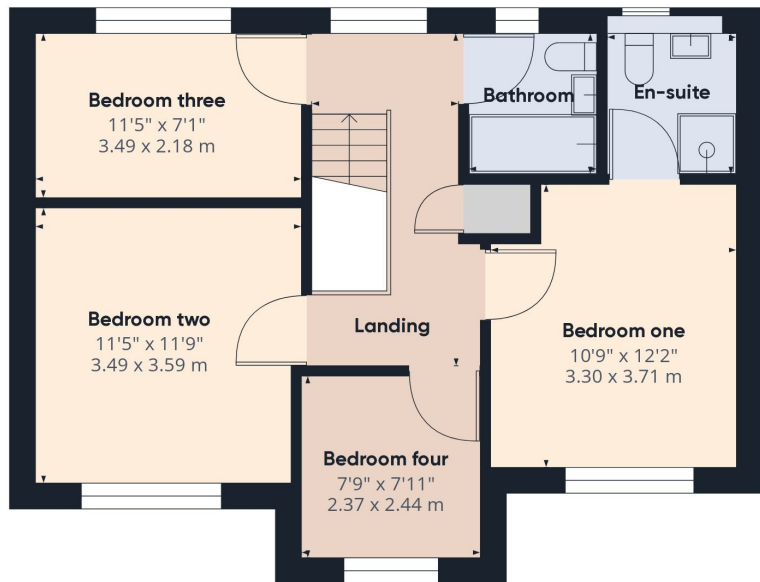
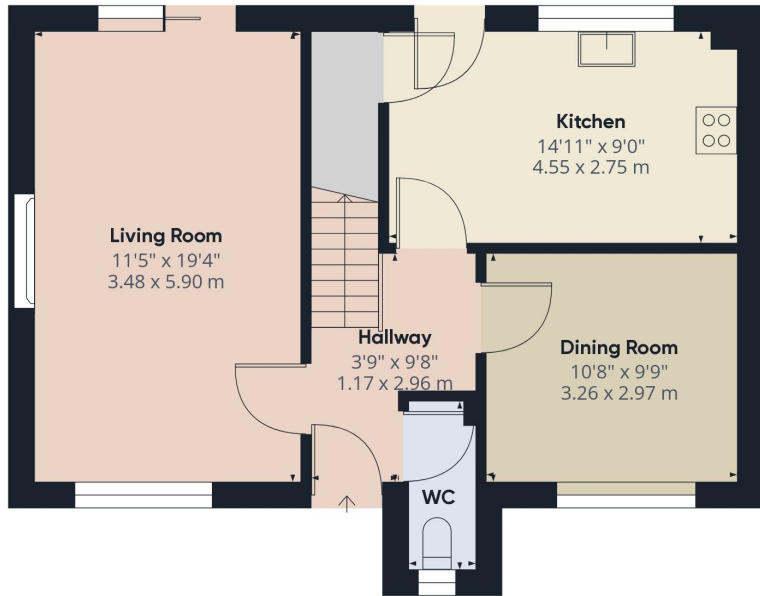
**Services** All mains services are connected

**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock & Shaw





**Approximate total area**

1131.39 ft<sup>2</sup>  
105.11 m<sup>2</sup>

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

**Pocock + Shaw**