



41 COLES LANE, OAKINGTON, CAMBRIDGE, CB24 3AF

Asking Price £450,000

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A four-bedroom link detached non estate bungalow sat in a generous plot approaching one third of an acre (sts) in this sought after village offering excellent access in Cambridge and onto the Guided Busway.



Oakington is situated about four miles northwest of the city of Cambridge and approximately one mile from the A14 linking the M11 motorway. Surrounded by open countryside the village takes full advantage of the Guided Busway, linking St Ives and Cambridge with stops between the two. With a local shop and public house, neighbouring villages offer all the necessary facilities. Primary schooling and an eighteen-hole golf course are at nearby Girton with secondary schooling at Impington Village College and Sixth Form offering the International Baccalaurate. An increasingly sought after village with its proximity and accessibility to the city.

- Versatile three/four-bedroom extended accommodation.
- Master bedroom with ensuite shower room. • Separate shower room.
- Refitted Utility. • Generous Kitchen dining room with vaulted ceiling and stove burner. • uPVC double glazed and gas central heating.
- Ample off-road parking for several vehicles and a single garage.
- Good size front and rear gardens; plot measures 0.26 acres (sts).
- Non estate sought after location within Oakington.

Ground Floor Entrance hall, part glazed door to a spacious hall with tiled floor currently utilised with a desk, loft access to the roof space, built in wardrobe, second built in airing cupboard.

Lounge Across the front of the accommodation with a wooden floor and twin aspect windows.

Bedroom/Reception Room A versatile room with twin aspect windows to the front and side.

Utility Room Refitted with a number of white fronted cupboard units, dark work surface and metro splash back tiling, integral electric hob with extractor hood over, wood effect flooring, ample space for a table and chairs.

Kitchen Dining Room A generous room to the side of the accommodation forming the majority of a substantial extension, comprising cupboard units and work surface, Neff hob and AEG oven with an extractor hood, triple aspect windows and two Velux windows maximise the natural light, plumbing and space for appliances, side personal doors - a great family and entertaining space.

Master Bedroom With built in bedroom furniture, wood effect flooring, rear facing window.

Ensuite With a shower cubicle, fully tiled with WC, wash handbasin with a vanity cupboard below, frosted window.

Shower Room Shower cubicle, WC, wash handbasin and rear facing frosted window,

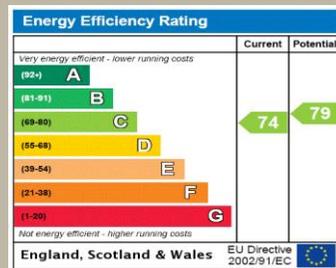
Bedroom A double bedroom with wooden flooring and views over the rear garden.

Bedroom With wooden flooring facing the front of the property.

Outside An open front garden sets the bungalow back approximately 14m (46ft) with a private driveway suitable for the parking of five vehicles plus in front of a single adjoining garage with a vaulted ceiling, light and power, up and over door, Vaillant boiler and rear personal door.

Broad side gated access leads to an enclosed rear garden measuring approximately 23m wide x 18m deep (75.46ft x 59.06ft) with a garden shed and outdoor tap fitting - offering vast potential for the keen gardener.

South Cambs District Council
Council Tax Band D £2,308.68 for 2025.



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