



Cambridge Road, Oakington, CB24 3BG

**CHEFFINS**

## Cambridge Road

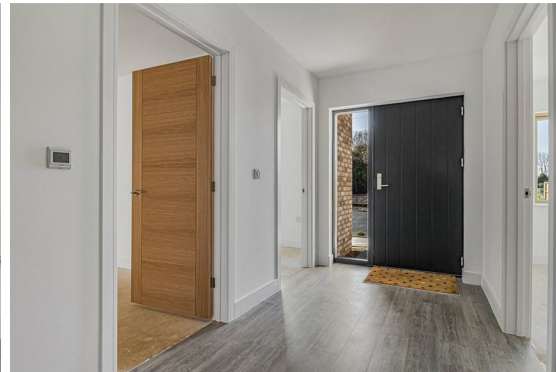
Oakington,  
CB24 3BG

A beautifully presented newly built four/five bedroom detached property finished to a high specification throughout including Samsung air source heat pump, underfloor heating to the ground floor, Vent Axia mechanical ventilation and heat recovery system and triple glazing throughout. The property further benefits from off-road parking for multiple vehicles and a generous rear garden and is located in the ever popular village of Oakington.

4 3 4

Guide Price £899,950





## LOCATION

Cambridge Road, Oakington is well positioned within this popular and well-served village located just to the north-west of Cambridge. Oakington offers a strong sense of community along with a range of everyday amenities including a village shop, post office, public house, café and a well-regarded primary school, making it particularly appealing to families. The village also benefits from excellent access to open countryside and nearby walking routes. For more comprehensive facilities, the nearby villages of Histon and Impington provide a wider selection of shops, supermarkets, pubs and schooling, including Impington Village College. Cambridge city centre is easily accessible, approximately 5 miles away, offering extensive shopping, dining, cultural and educational facilities. The location is particularly convenient for commuters, situated for the A14 Bar Hill junction providing swift access to the M11, A1 and the wider road network. The Cambridge North railway station is within easy reach, offering regular services to London and beyond. In addition, the nearby guided busway provides a reliable and efficient route into Cambridge, Addenbrooke's Hospital and the Biomedical Campus.

## FRONT DOOR

into:

## ENTRANCE PORCH

with doormat inset.

## ENTRANCE HALLWAY

Karndean wood effect flooring, downlights, underfloor heating, and large understairs storage cupboard. Access into various rooms.

## SITTING ROOM

with double glazed window overlooking side of the property, mechanical ventilation heat recovery vents, downlight, sliding door access into:

## KITCHEN/LIVING AREA

with a range of electricity points and underfloor heating, downlight, tiled flooring, mechanical ventilation heat recovery vents. Range of floor and wall units with integrated AEG oven and microwave and wine fridge, stainless steel one and a half sink and drainer with Quooker tap, integrated Becko fridge and freezer, integrated Neff dishwasher, 4 ring induction hob with extractor, quartz worktops.

## STUDY

with triple glazed windows overlooking front of the property, downlight, multiple plug points, underfloor heating, floor prepared and ready to be laid, mechanical ventilation heat recovery vents.

## DINING ROOM/BEDROOM 5

with dual aspect triple glazed windows overlooking front and side of the property, downlight, underfloor heating and floor ready to be laid, mechanical ventilation heat recovery vents.

## DOWNSTAIRS SHOWER ROOM

with tiled flooring, walk-in tiled shower, low level w.c., wash hand basin with mirror cabinet above, triple glazed frosted window overlooking side of the property, heated towel rail and LED spotlights.

## UTILITY/PLANT ROOM

with tiled flooring, a range of floor and wall units, stainless steel sink and drainer, laminate worktop, cupboard housing pressurised hot water cylinder, side access door out to the side of the property, mechanical ventilation heat recovery vents.

## ON THE FIRST FLOOR

### LANDING

access to loft space.

### PRINCIPAL BEDROOM

Triple glazed window overlooking the rear garden, downlight, flooring primed and ready to be laid, access into En-suite.

### EN-SUITE

Three piece suite comprising of walk in tiled shower, low level WC and hand wash basin with storage cupboards beneath, tiled flooring, triple glazed frosted window, heated towel rail and LED spotlights

## BEDROOM TWO

With triple glazed window overlooking front of the property, downlight and flooring ready to be laid

## BEDROOM THREE

Triple glazed window overlooking rear garden, downlight and flooring ready to be laid

## BEDROOM FOUR

Triple glazed window overlooking front of the property, downlight and flooring ready to be laid

## OUTSIDE

The property is approached via tarmac driveway leading to off-road parking for multiple vehicles. Front garden is predominantly enclosed by concrete post and timber fencing as well as walls to the front of the property. Pathway leading round to the front door as well as side access to the rear garden on both sides. Borders containing a variety of young trees and shrubs. Electric car charging point.

Rear garden with pathway continuing from the side accesses with a raised terrace area perfect for outside seating and al fresco dining. The garden is fully enclosed partly by concrete post and timber fencing with the remainder being enclosed via wire fencing. The garden is prepared and ready to be top soiled and turfed and there are a variety of trees within the boundary. Outside electricity points, water tap and Samsung air source heat pump.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Tenure - Freehold

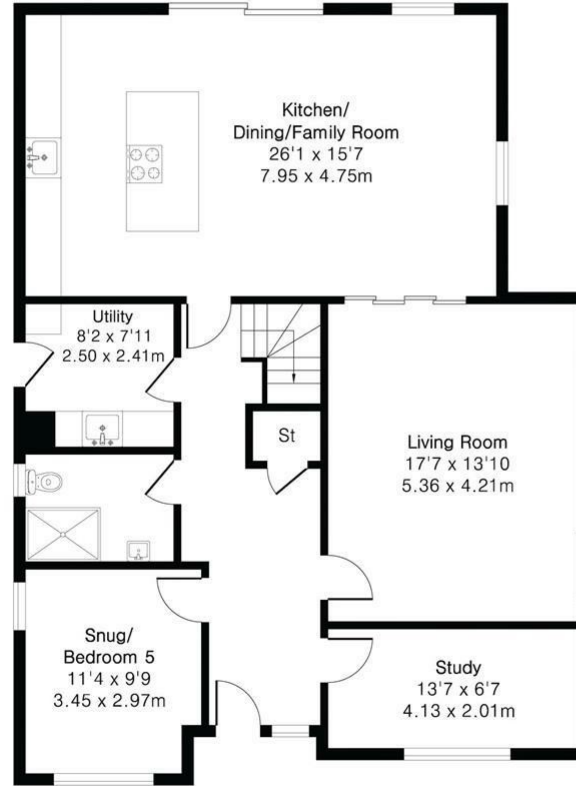
Council Tax Band - New Build

Local Authority - South Cambridgeshire District Council

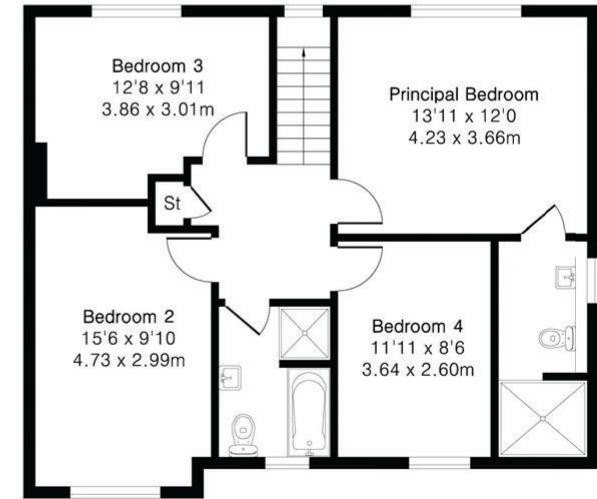
## Approximate Gross Internal Area 1932 sq ft - 180 sq m

Ground Floor Area 1172 sq ft - 109 sq m

First Floor Area 760 sq ft - 71 sq m



Ground Floor



First Floor

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.