



Oakington Road, Dry Drayton, CB23 8DD

**CHEFFINS**

## Oakington Road

Dry Drayton,  
CB23 8DD

An established modern detached single storey house providing well proportioned and versatile living accommodation including two reception rooms, conservatory, three bedrooms, en-suite and family bathroom. The property also has the benefit of an enclosed rear garden and driveway/parking area to front together with an adjacent single garage.

4 2 2

**Guide Price £495,000**





## LOCATION

The property occupies a delightful non-estate position within the charming and sought after village of Dry Drayton. The village provides an excellent range of local amenities including a well regarded primary school, village hall, inn and fine church. Dry Drayton is well placed for access to major routes and is situated about 8 miles from the university City of Cambridge.

## **COVERED PORCH**

with outside light and quarry tiled step leading to:

## **ENTRANCE LOBBY**

with radiator and door off to:

## **CLOAKROOM**

with low level WC, corner vanity unit with hand wash basin, tiled splash back and cupboard beneath, glazed window with frosted glass to front aspect, radiator.

## **INNER HALL**

With radiator, high level roof light with double glazed Velux window, two built in storage cupboards, Built in airing cupboard housing hot water cylinder. Door to:

## **DINING ROOM**

With radiator, sealed unit double glazed windows to front aspect, large opening serving area leading through into the kitchen and with a door opening to the living room.

## **LIVING ROOM**

A well-proportioned reception space featuring an attractive wooden fireplace with marble hearth and surround incorporating a coal-effect fire, radiator, and sealed unit double glazed windows to both front and side aspects. Full-height sliding double glazed doors lead through to the conservatory.

## **CONSERVATORY**

A particularly light and airy addition enjoying a triple aspect of sealed unit double glazed windows overlooking the gardens, with a high semi-vaulted ceiling and ceiling fan. Radiator and a pair of full-height sealed unit double glazed doors provide direct access to the paved terrace and rear garden.

## **KITCHEN**

Fitted with an inset stainless steel one-and-a-half bowl sink unit with mixer tap and cupboards beneath. A comprehensive range

of base-mounted units with work surfaces over incorporating cupboards and drawers, complemented by upright storage cupboards. Integrated Hotpoint oven and grill, four-ring ceramic hob set into the work surface with extractor hood above, and a range of wall-mounted storage cupboards. Part ceramic tiled walls, with additional worktop space and plumbing for appliances beneath, and space for an upright fridge freezer. Sealed unit double glazed window to rear aspect and stable door leading out to the paved terrace and rear garden.

## **REAR HALL**

With radiator and trap door providing access to roof space.

## **BEDROOM 1**

With radiator, fitted wardrobes, and sealed unit double glazed windows to rear aspect overlooking the gardens. Door through to:

## **EN-SUITE SHOWER ROOM**

Comprising a tiled shower enclosure with wall-mounted shower unit, pedestal wash hand basin, and low-level WC. Part ceramic tiled walls, radiator, wall-mounted electric shaver socket, and sealed unit double glazed window with frosted glass to side aspect.

## **BEDROOM 2**

With radiator and sealed unit double glazed window to side aspect.

## **BEDROOM 3**

With radiator, large fitted wardrobes, and sealed unit double glazed window to side aspect.

## **STUDY/BEDROOM 4**

With sealed unit double glazed window to side aspect.

## **BATHROOM**

Fitted with a suite comprising bath with wall-mounted shower

unit and ceramic tiled surround, folding shower screen, pedestal wash hand basin, and low-level WC. Radiator, wall mirror, electric shaver socket, recessed shelving, and high-level Velux roof light with sealed unit double glazing.

## **OUTSIDE**

To the front, the property is approached via a driveway leading to a brick-paved courtyard-style parking area and garage. A further pebble stone courtyard area sits to the side, bordered by shrubs and hedgerow, with a pathway leading around the property via a side gate to the rear garden.

The rear garden is accessed via pathways to either side of the property and enjoys a good degree of privacy, with paved terrace areas ideal for seating and entertaining.

## **GARAGE**

With up and over door, light, power, sealed unit double glazed window to side aspect, wall mounted gas boiler.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £495,000

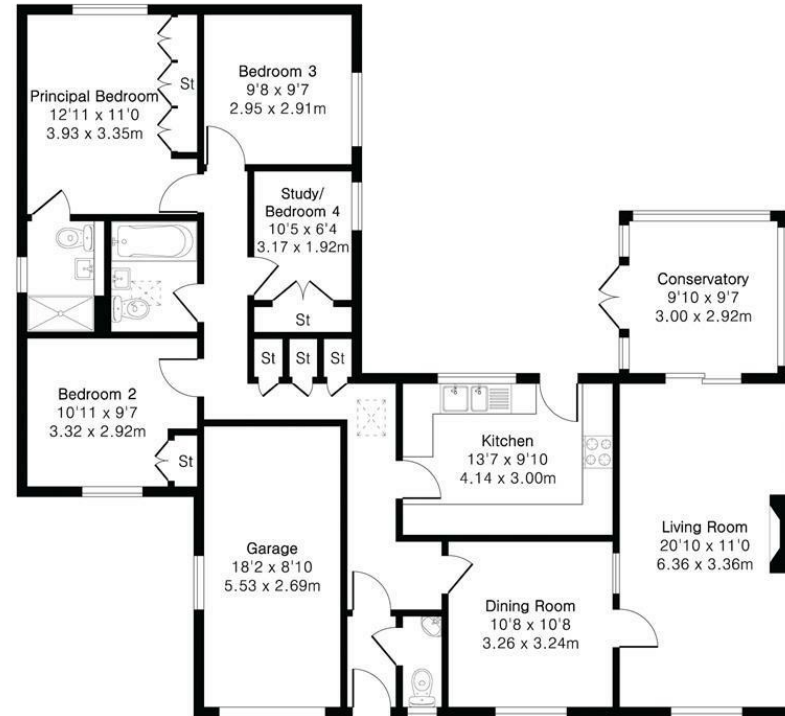
Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire District Council

**Approximate Gross Internal Area 1294 sq ft - 120 sq m  
(Excluding Garage)**

Garage Area 160 sq ft - 15 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



[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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