



Days Meadow, Oakington, CB24 3GS

CHEFFINS

Days Meadow

Oakington,
CB24 3GS

A well presented three bedroom end of terrace home occupying a select cul de sac position within this popular village setting, enjoying stunning open views to the side and rear across countryside, whilst offering convenient access to the guided busway, Cambridge Science Park and Cambridge North railway station.

LOCATION

Days Meadow is a modern residential development in the popular village of Oakington, offering an ideal balance of village living with excellent access to Cambridge. The village provides a well-regarded primary school, local shop, community facilities and attractive green spaces, while the nearby Cambridgeshire Guided Busway offers fast and convenient links to Cambridge, St Ives and Huntingdon. Residents also benefit from easy access to the A14 and M11, making commuting straightforward, with Cambridge North railway station just a short drive away for wider rail connections.

3 1 1

Guide Price £375,000





ENTRANCE HALL

Entered via an attractive storm porch with pitched tiled roof, the welcoming entrance hall features wood effect flooring, a side aspect frosted window, useful built in storage cupboard and staircase rising to the first floor with open understairs recess.

CLOAKROOM

Fitted with a low level WC and wash hand basin with tiled splashback, complemented by wood effect flooring and extractor fan.

KITCHEN

Fitted with a range of wall and base mounted units incorporating rolled edge work surfaces with inset sink and drainer. Integrated oven, gas hob and extractor hood above, together with space and plumbing for further appliances. Front aspect window overlooking the cul de sac.

LOUNGE/DINING ROOM

A particularly bright and spacious reception room benefiting from dual aspect windows to the side and rear, flooding the room with natural light and framing the property's outstanding countryside views. Glazed door providing direct access to the rear garden.

FIRST FLOOR LANDING

Galleried landing with side aspect window enjoying far reaching views across open fields. Access to the loft space, which is partially boarded and fitted with a drop down ladder. Airing cupboard housing the Potterton gas fired boiler.

BEDROOM ONE

A generous double bedroom positioned to the rear of the property and enjoying beautiful open views across the surrounding countryside. Ceiling fan.

BEDROOM TWO

A comfortable double bedroom positioned to the front aspect and enjoying pleasant morning sunlight.

BEDROOM THREE

A well proportioned single bedroom overlooking the front aspect, ideal as a child's bedroom, guest room or home office.

BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with mixer tap and shower attachment over, wash hand basin and low level WC. Frosted rear aspect window, wood effect flooring and extractor fan.

OUTSIDE

The property enjoys an open frontage with gated side access leading to the enclosed rear garden. The garden is principally laid to lawn with a patio seating area, timber garden shed and external lighting. A particular feature of the property is the wonderful open backdrop to the rear, creating a high degree of privacy and a delightful outlook both from the garden and the accommodation itself.



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	79	84
EU Directive 2002/91/EC		

Guide Price £375,000

Tenure - Freehold

Council Tax Band - C

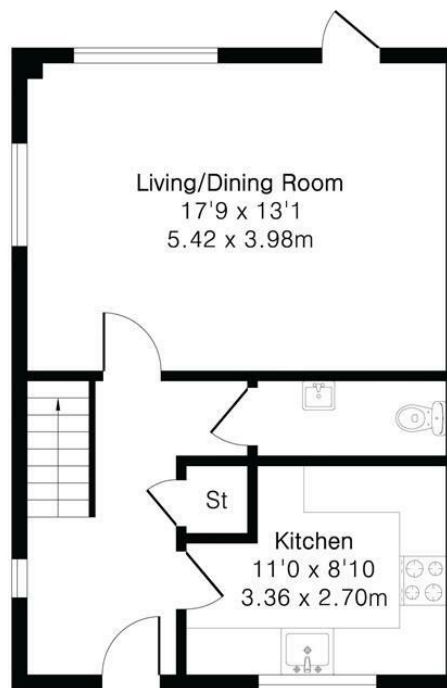
Local Authority - South Cambridgeshire District

Council

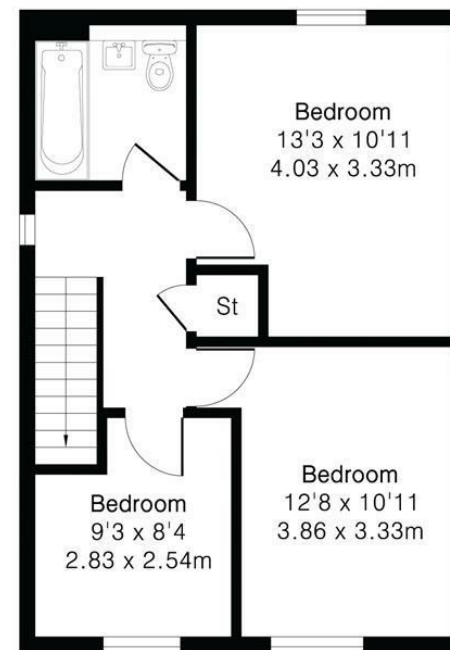
Approximate Gross Internal Area 922 sq ft - 86 sq m

Ground Floor Area 461 sq ft - 43 sq m

First Floor Area 461 sq ft - 43 sq m



Ground Floor



First 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.

CHEFFINS

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>.

Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA | 01223 214214 | cheffins.co.uk

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



CHEFFINS