



Dry Drayton Road

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A well presented and extended, three bedroom semi-detached home with accommodation in excess of 1200 sqft. It is located in a non estate position within this popular village with a good sized private plot.

Guide Price:  
£350,000

Dry Drayton Road, Oakington,  
CB24 3BD



An impressive semi-detached home located in a non estate position, extended and improved by the current owners offering an excellent family home.

The entrance hall has stairs rising to the first floor and a cloakroom with a two-piece suite. The sitting/dining room with feature fireplace enjoys a dual aspect with sliding patio doors to the rear providing access to the conservatory. This in turn has French doors to the rear garden.

The kitchen is fitted with a range of wall and base level units with ample worksurfaces, integrated and space for freestanding appliances, a larder/pantry cupboard and a door to the carport.



The first floor landing leads to three good sized bedrooms, two generous double bedrooms and an excellent single provided by the first floor extension. The bathroom has been converted to a shower room with a two-piece suite and a fitted storage cupboard. There is a separate w.c.

Outside, the property benefits from an excellent plot. To the front, the garden is partly enclosed by mature hedging with a mature tree. The driveway provides off street parking for several cars and access to the large carport and shed, which has power and light connected. Gated access leads to the rear garden, which is mature with a patio, lawn, pond and raised planted areas with various plants, shrubs and hedging. There is also a summerhouse, lighting and a tap. It is fully enclosed. offering an excellent family space.





111 sqm / 1201 sqft

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384 sqm / 0.08 acres

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Semi-Detached House

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3 beds, 2 recep, 1.5 bath

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Large Carport & Driveway

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1970's

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EPC - C / 69

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Council tax band - C

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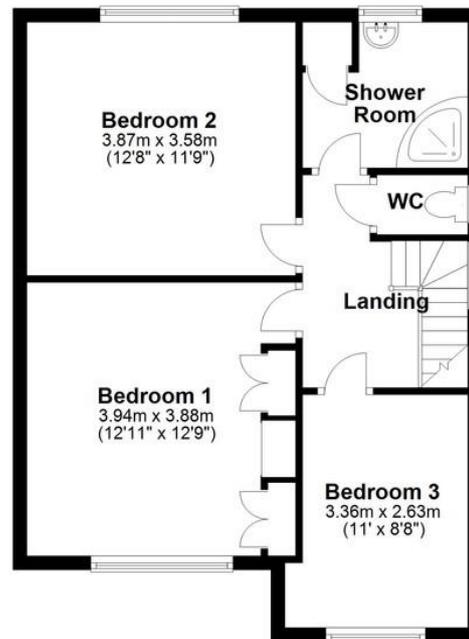
## Ground Floor

Approx. 60.3 sq. metres (649.6 sq. feet)



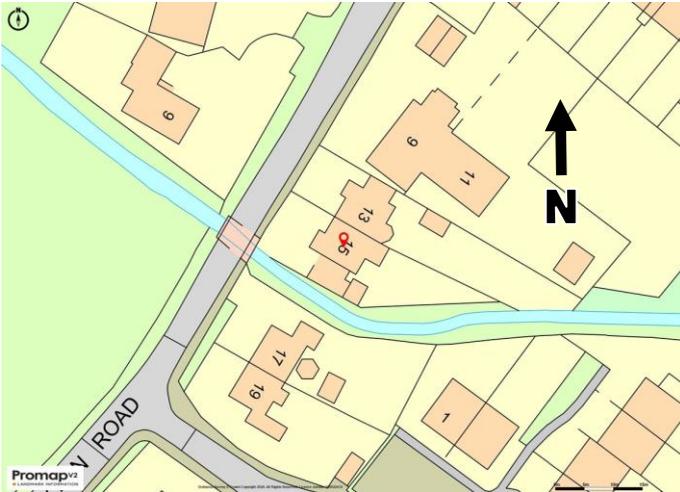
## First Floor

Approx. 51.3 sq. metres (552.2 sq. feet)



Total area: approx. 111.7 sq. metres (1201.8 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.



Oakington is an admired village just 5 miles north of Cambridge City Centre. It is well positioned for access to the A14 and M11 making it convenient for access around the country.

The village has a number of small businesses, a primary school, which feeds onto Impington Village College, the White Horse public house and several large recreational areas including the Oakington Pavilion. Girton, Bar Hill and Longstanton golf clubs are within a few minutes' drive.

The nearby villages of Bar Hill and Histon provide additional shopping including a Tesco Superstore.

The Guided Busway is a most useful asset to Oakington, running from Huntingdon Railway Station to Trumpington Park & Ride. Cyclists are well catered for with a dedicated cycleway adjacent to the Guided Busway providing safe access to Cambridge Science Park and Cambridge North Station, from where London can be reached in under an hour.

All in all therefore, the village has much to commend it.

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CURTIS  
& CO