



Water Lane, Oakington  
CB24 3AL

Pocock + Shaw

114 Water Lane  
Oakington  
Cambridge  
Cambridgeshire  
CB24 3AL

An absolutely superbly presented, detached, four bedroom home set on a good sized plot with ample parking and garage. The interior has been updated significantly to a high standard and warrants an early viewing.

- Spacious reception hall with cloaks WC
- Sitting room with wood burning stove
- Large dining area opening to refitted kitchen
- Utility room
- Four bedrooms
- En-suite to main bedroom
- Family bathroom
- Good sized rear garden
- Single garage
- Ample off road parking

Offers in region of £675,000



This spacious detached four bedroom home has been significantly updated throughout to a very high standard. With an impressive family kitchen dining room, spacious sitting room with wood burning stove, and landscaped rear garden.

Oakington is north of the City and is located on the guided busway with excellent services to the main line railway station and Addenbrooke's hospital.

#### **Part glazed entrance door to**

**Reception hall** A good sized space with stairs rising to the first floor with built in cupboard beneath, radiator and coved cornice.

**Cloaks WC** Fitted white suite with counter set wash basin and single cupboard beneath, close coupled WC, radiator and window to the front. Part ceramic tiled splashback.

**Living room** 19'5" x 11'3" (5.92 m x 3.43 m) A well appointed room with feature wood burning stove set over a wood store display. Window to the front and double French doors to the rear garden. Attractive oak effect flooring, coved cornice. Opening to:

**Dining area** 19'5" x 11'3" (5.92 m x 3.43 m) Bay window to the rear, continuation of oak effect flooring, recessed spotlights to ceiling, open to:

**Kitchen** 20'2" x 9'10" (6.15 m x 3.00 m) Superbly refitted in contemporary units set under a contrasting Silestone work surface. Inset stainless steel sink unit with mixer tap and inset drainer. Space and plumbing for integrated dishwasher. Inset Siemens induction hob and matching extractor above. Double stainless steel Siemens oven. Matching range of wall mounted cupboards, window to the rear, door to hall and:

**Utility room** 7'10" x 4'10" (2.39 m x 1.47 m) Fitted work surface with single bowl stainless steel sink unit, range of drawers beneath, space and plumbing for washing machine, matching wall mounted cupboards, wall mounted gas fired heating boiler, door to the side.

**Landing** Access to the loft space, radiator and single airing cupboard.

**Bedroom one** 12'3" x 11'7" (3.73 m x 3.53 m) Window to the rear and side, radiator, two double fitted wardrobes to one wall, door to:

**En-suite shower room** 11'6" x 4'10" (3.51 m x 1.47 m) Refitted white suite with vanity wash basin and double drawer beneath, matching drawer vanity unit and wall mounted cupboards, close coupled WC and double walk in shower cubicle, oak effect flooring, heated towel rail radiator. Window to the front.

**Bedroom two** 10'3" x 9'3" (3.12 m x 2.82 m) Window to the rear, radiator, double and single fitted wardrobes to one wall

**Bedroom three** 8'11" x 8'5" (2.72 m x 2.57 m) Window to the front, radiator, single fitted wardrobe.

**Bedroom four** 8'3" x 6'8" (2.51 m x 2.03 m) Window to the rear, radiator.

**Bathroom** 8'3" x 6'11" (2.51 m x 2.11 m) White suite with pedestal wash basin, close coupled WC and bath, fitted mixer tap and shower. Radiator and window to the front, half ceramic tiling to the walls.

**Outside** To the front there is an enclosed garden with hedge to the front boundary, pedestrian side access to the rear garden, ample parking and driveway leading to:

**Single garage** Up and over door, courtesy door to the rear.

**Rear garden** A good sized and well tended landscaped garden, raised timber deck, lower pebbled patio. Timber sleepers edging to the borders, several small trees and shrubs. Cold water tap and log store.

**Services** All mains services are connected

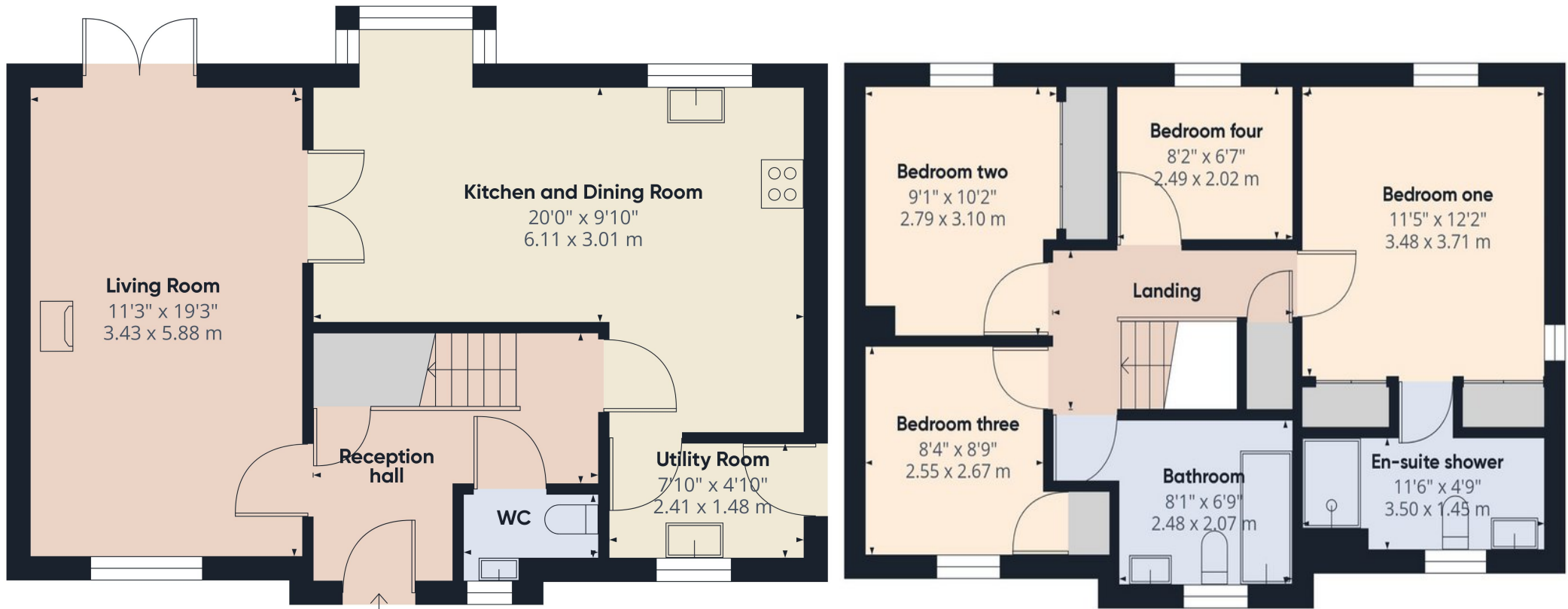
**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw







**Approximate total area**

1185.65 ft<sup>2</sup>

110.15 m<sup>2</sup>

EPC awaited

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

**Pocock + Shaw**