



12 HOLME CLOSE, OAKINGTON, CAMBRIDGE, CB24 3AP

Offers in the Region Of: £325,000

[TYLERS.NET](https://www.tylers.net)

A smart two-bedroom bungalow tucked away in this private position and cul de sac location with an enclosed rear garden and parking alongside offering easy access into Cambridge and onto the guided busway.



Holme Close is situated within the heart of Oakington, a much-admired village positioned just 5 miles north of Cambridge, known for its strong sense of community and excellent local amenities. The village benefits from a variety of facilities, including a Church of England primary school, local shops, and access to bus routes serving Cambridge and nearby Histon. Commuters enjoy outstanding connectivity, with the A14 within a mile and the Guided Busway offering direct links to Cambridge City Centre, Cambridge Railway Station, and Addenbrooke's Hospital. The area is also well-placed for access to the Cambridge Science Park and several nearby golf courses at Girton, Bar Hill, and Longstanton.

- Particularly quiet and private position.
- Two Bedrooms.
- Shower Room.
- Refitted kitchen with oven, hob, extractor.
- Gas radiator central heating and uPVC double glazing.
- Open front and enclosed rear gardens.

Open Shallow Storm Porch

With adjacent light and a double-glazed door,

Entrance Hall With a wood effect floor, continued into the sitting room

Sitting Room With a broad front facing window, chimney breast with feature opening, open to:

Kitchen Refitted with a good number of high and low level cupboard units with a wood effect round edged work top with circular sink, mixer tap and drainer, integrated gas hob with a stainless steel hood over, integrated raised oven, metro splash back tiling, continued flooring from the sitting room, part glazed door with a raised window alongside maximises the natural light into the accommodation.

Bedroom 1 With side window and French doors opening to the rear patio.

Bedroom 2 A good size second bedroom with a side facing window, currently utilised as a guest bedroom and home office.

Shower Room A white suite with a fully tiled shower cubicle, WC, pedestal wash handbasin, splash back tiling, heated towel rail, ceramic tiled

floor, extractor fan and frosted window, folding doors open to a useful shelved storage cupboard.

Outside Set back and tucked away to the far corner of a private cul de sac with an open front garden laid to lawn and a bark, well stocked, border with a block paved pathway to the front door and side. Alongside is a block paved driveway, allowing for a charge point should you need one, with a carport/undercover storage area with side gate access to the rear.

Measuring 9.23m (30.28ft) x 7.58m (24.87ft) and fully enclosed and split over two levels with a flag stone patio, area of lawn, borders, timber garden shed and outside tap - a surprisingly private and quiet retreat, ideal for a glass of wine and a good book!

Note.

South Cambs District Council

Council Tax Band C £2,141.42 for 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		88
B	(81-91)		
C	(69-80)	71	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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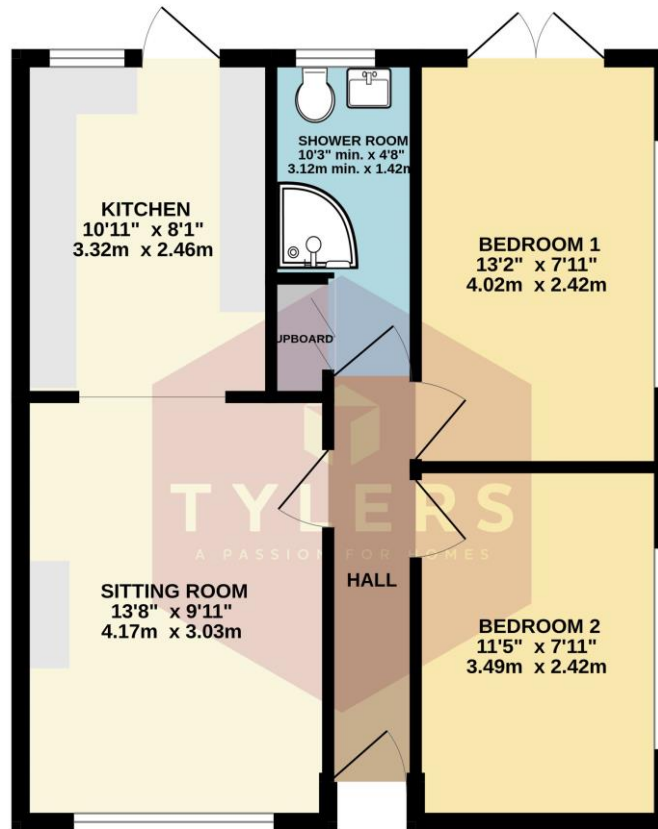
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GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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