



Cambridge Road, Hardwick, CB23 7QG

**CHEFFINS**

## Cambridge Road

Hardwick,  
CB23 7QG

- 3 Bedrooms
- Open Plan Kitchen/Breakfast Room
- Open Plan Living/Dining Room With Access Out Onto Garden
- Plenty Of Off Road Parking With Garage
- Chain Free
- Comberton Village College Catchment

An extremely well proportioned detached single storey residence, occupying a prominent position in this established plot, holding a most convenient position in this well served and highly regarded village with an ease of access to a wealth of local amenities as well as strong transport links in to Cambridge.



**Guide Price £475,000**





## LOCATION

The village of Hardwick is located just 7 miles west of the city of Cambridge and enjoys a thriving community spirit and a range of useful amenities including a village store and post office as well as a pub/restaurant. Near to the property there is also an independent gym and hair and beauty studio. The village is in catchment for Comberton Village college and benefits from easy access to Cambridge and London via road and rail.



## STORM PORCH

covering the panelled glazed entrance door fitted with privacy glass and side glazed panel once again fitted with privacy glass leading through into:

## ENTRANCE HALLWAY

with inset footwell, engineered oak flooring, coved ceilings, loft access, double glazed window overlooking garden, radiator, panelled doors leading into respective rooms.

## OPEN PLAN SITTING/DINING ROOM

Sitting room with engineered oak flooring, coved ceilings, radiator, set of double glazed windows surrounding a set of French doors leading out onto garden following and opening through into Dining area with continuation of the engineered oak flooring, coved ceilings, loft access, radiator, double glazed bay window overlooking garden, double glazed window out onto side aspect with a panelled glazed door leading through into:

## KITCHEN

Kitchen comprising a collection of both wall and base mounted storage cupboards and drawers in a traditional Shaker style fitted with a soft close feature, treated timber work surface with inset porcelain sink with hot and cold mixer tap and drainer to side, integrated 4 ring induction hob with tiled splashback, AEG extractor hood above adjacent to this a n Electrolux double oven, integrated and concealed dishwasher, space for fridge/freezer, central kitchen island with continuation of the timber work surface to create a breakfast bar, integrated and concealed washer/dryer, further storage cupboards include pantry store and other display cabinets, full height radiator, engineered oak flooring, coved ceilings, inset

LED downlighter, double glazed window overlooking gardens as well as a panelled glazed door leading out onto garden, skylight, panelled door leading through into:

## BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head and separate hot and cold bath taps, tiled surround, via a separate door there is a low level w.c. with hand flush, tiled upstand, wash hand basin with separate hot and cold taps, further tiled upstand, wall mounted mirror, coved ceilings, radiator, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## PRINCIPAL BEDROOM SUITE

with coved ceilings, open storage area fitted with railings and shelving, radiator, double glazed bay window to front aspect and panelled door leading through into:

## ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head and accessed via a glazed sliding door with tiled surround, low level w.c. with hand flush, wash hand basin with separate hot and cold taps with tiled surround, wall mounted mirror, wall mounted light, wood effect flooring, coved ceilings, extractor fan, double glazed window fitted with privacy glass out onto side aspect.

## BEDROOM 2

with coved ceilings radiator, double glazed windows to both front and side aspect.

## BEDROOM 3

with built-in wardrobes fitted with railings and shelving, coved ceilings, radiator, wall mounted lighting, double glazed windows to both side and rear aspect.

## OUTSIDE

The front of the property is approached off Cambridge Road via a dropped tarmac kerb leading onto a block paved driveway which provides immediate access to the GARAGE via an electric up and over door. The garage is fitted with power and lighting. The remainder of the front drive is principally laid to gravel providing substantial offstreet parking and is enclosed and bordered by well stocked beds full of mature plants, roses and other hedging, heightening the sense of privacy from the surrounding area. On both sides of the house, there is gated access to the rear of the property.

To the rear of the property is an exceptionally private garden. There is a paved area which is accessed both from the French doors in the living room and also directly off the kitchen, with a raised timber decking area, providing a wonderful space to both relax and entertain. The patio area is edged by some fine well stocked beds full of mature shrubs and trees. This leads on to the rest of the garden which is predominantly a lawned area currently full of wild flowers and surrounded by well stocked beds of mature shrubs and trees. There are also kitchen garden beds with raspberries and strawberry plants. The path to the bins and second side gate is bordered by a handful of mature rose bushes, once again reinforcing a good sense of privacy.





Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales	
EU Directive 2002/91/EC	

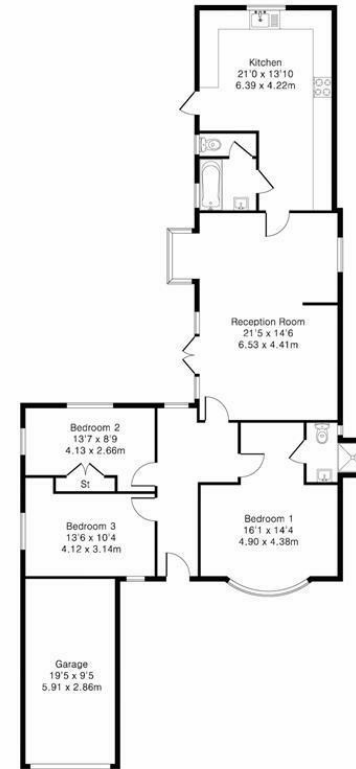
Guide Price £475,000

Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire

Approximate Gross Internal Area 1198 sq ft - 111 sq m  
Garage Area 182 sq ft - 17 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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