



Ellison Lane, Hardwick, CB23 7QA

CHEFFINS

Ellison Lane

Hardwick,
CB23 7QA

- Driveway Parking
- Potential for Extension (STPP)
- Sought After Residential Location
- Comberton Village College Catchment
- Three Bedrooms

A well presented and extended three bedroom semi detached family home situated in a popular residential location offering further potential for extension (STPP). The well planned accommodation extends to approximately 904 sq. ft. arranged over two floors with the added benefit of driveway parking and a well established attractive rear garden.

3 2 3

Guide Price £395,000





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.

GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, glazed panelled door to

LOUNGE

With window to the front aspect, feature fireplace with wooden mantle and hearth, under stairs storage cupboard, opening to

DINING AREA

With sliding patio doors to the conservatory, open to

KITCHEN

With window to the rear aspect, range of matching eye and base level units, worktop with inset ceramic sink and a half with drainer and chrome mixer tap over, space for appliances including oven with extractor hood oven and dishwasher, part tiled walls, open to

BOOT ROOM

With space for washing machine and fridge freezer, door to storage room, door to

SHOWER ROOM

With window to the rear aspect, suite comprising; low level wc with eco flush button, glass and chrome corner shower with sliding doors, corner basin with cupboard below and chrome mixer tap over, tiled floor, part tiled walls

CONSERVATORY

With windows to the side and rear aspect, tiled floor, French doors opening to the patio area

FIRST FLOOR

LANDING

With window to the side aspect, loft access via hatch, doors to

BEDROOM ONE

With window to the rear aspect, fitted wardrobes

BEDROOM TWO

With windows to the front aspect, integral wardrobes

BEDROOM THREE

With window to the front aspect, over stairs storage cupboard housing boiler

OUTSIDE

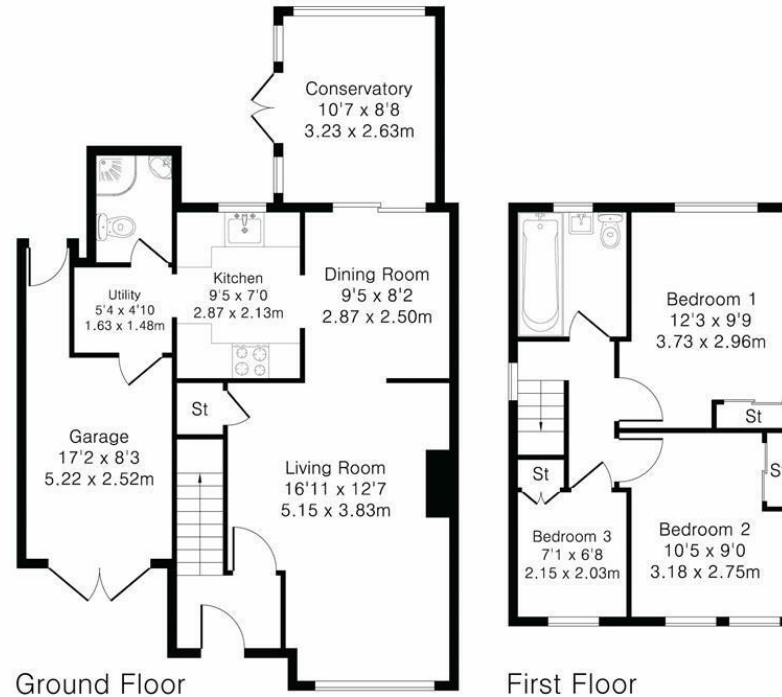
The fully enclosed rear garden is mostly laid to lawn with a patio area, storage shed, an outside tap, external lights, a door to the storage room and a selection of mature shrubs, trees and hedges. The front of the property benefits from driveway parking leading to the entrance door and storage room (former garage that has been converted to create the boot room and shower room).







Approximate Gross Internal Area 904 sq ft – 84 sq m
 Ground Floor Area 550 sq ft – 51 sq m
 First Floor Area 354 sq ft – 33 sq m
 Garage Area 110 sq ft – 10 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	70
England & Wales	EU Directive 2002/91/EC

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Tenure – Freehold

Council Tax Band – C

Local Authority – South Cambridgeshire



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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