



Main Street, Hardwick, CB23 7QS

CHEFFINS

Main Street

Hardwick,
CB23 7QS

- Detached Single Storey Residence
- 3/4 Bedrooms
- Kitchen/Breakfast Room
- Conservatory
- Private Rear Garden
- Wealth Of Off Road Parking
- Picturesque Village Location
- Chain Free

An established detached single-storey residence featuring highly versatile and generously proportioned accommodation, set on a prominent and mature plot in this well-served and picturesque village just west of Cambridge. The property is offered with no onward chain.

4 1 2

Guide Price £595,000





LOCATION

Main Street, Hardwick, is at the heart of a well-served village just west of Cambridge, offering a variety of local amenities. The village is home to Hardwick Community Primary School, a well-stocked convenience store, and the Blue Lion pub, known for its welcoming atmosphere and traditional menu. Nearby, the recreation ground and sports facilities provide opportunities for outdoor activities, while St Mary's Church adds to the village's charm. For families, there is also a well-regarded nursery. Hardwick benefits from excellent connectivity, with the A428 offering easy access to Cambridge (approximately 6 miles away), as well as links to St. Neots and the M11. Additionally, larger supermarkets and healthcare facilities are just a short drive away in nearby villages and Cambridge.

PANELLED GLAZED ENTRANCE DOOR

leading into:

ENTRANCE PORCH

with tiled flooring, lighting, double glazed windows fitted with privacy glass to front aspect, panelled glazed door leading into:

ENTRANCE HALLWAY

with wood effect flooring, picture rails, loft access, radiator, panelled door providing access into two storage cupboards with fitted railings and shelving, panelled doors leading into respective rooms.

SITTING ROOM

with coved ceiling, picture rail, gas fireplace with stone hearth, wall mounted lighting, wood effect flooring, double panelled radiator, double glazed window to front aspect with door leading through into:

BEDROOM 1

with coved ceiling, full height and full width built-in wardrobes accessed via mirror sliding doors fitted with railings and shelving, double panelled radiator, double glazed window to front aspect.

KITCHEN/BREAKFAST ROOM

comprising a wealth of both wall and base mounted storage cupboards and drawers with a granite work surface with inset stainless steel one and a quarter bowl sink with hot and cold mixer tap, drainer to side, integrated 5 ring gas hob with splashback, extractor hood above and integrated Siemens double oven adjacent, space for fridge/freezer, space and plumbing for dishwasher and washing machine, further storage units include display cabinet, wine rack, breakfast bar, tiled flooring, inset LED downlighters, radiator, double glazed window overlooking garden with panelled glazed folding door leading through into:

REAR HALLWAY

fitted cupboards, tiled flooring, panelled glazed door leading out onto Conservatory and door leading through into:

OFFICE

with coved ceiling, wood effect flooring, radiator, double glazed window to rear aspect.

CONSERVATORY

with tiled flooring, wall mounted lighting, double panelled radiator, pitched corrugated roof, double glazed windows and French doors providing panoramic views over the garden as well as access out onto the patio.

BEDROOM 2

with coved ceiling, radiator and double glazed window to side aspect.

BEDROOM 3

with coved ceiling, wood effect flooring, radiator, double glazed window to front aspect.

BEDROOM 4

with wood effect flooring, coved ceiling, radiator, double glazed window to front aspect.

FAMILY BATHROOM

comprising of a three piece suite with combined shower and bath with wall mounted shower head, hot and cold mixer bath tap with further shower head attachment, glazed shower partition, low level w.c with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wall mounted mirror, wall and base mounted storage cupboards, heated towel rail, tiled flooring, coved ceiling, extractor fan, Velux skylight.

OUTSIDE

The front of the property is approached off Main

Street via a dropped tarmac kerb leading onto a gravelled driveway which continues to provide access to the Detached Garage. Further parking is available in the form of the block paving which provides enough parking for two vehicles. This is then bordered by further paved pathways that lead to the front entrance door and the remainder of the garden is principally laid to lawn with some well stocked bedding and enclosed by mature beech hedging as well as low level hedging to the front.

To the rear of the property is a private garden principally laid to lawn with a large paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain, part of it is covered which adjoins the external utility. The remainder of the garden is bordered by well stocked bedding with shrubs and trees, greenhouse adjoining the DETACHED GARAGE with a side access door, side access gate leading round to the driveway.

UTILITY ROOM comprising a collection of base mounted storage cupboards with a timber effect work surface, tiled flooring, lighting, space for fridge/freezer and other white goods and door leading through into side return which is covered and ideal space for storage of bikes and bins and a panelled glazed door leading into a further STORE ROOM. Paved pathway leads round to the front of the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Tenure - Freehold

Council Tax Band - E

Local Authority - South Cambridgeshire

District Council

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

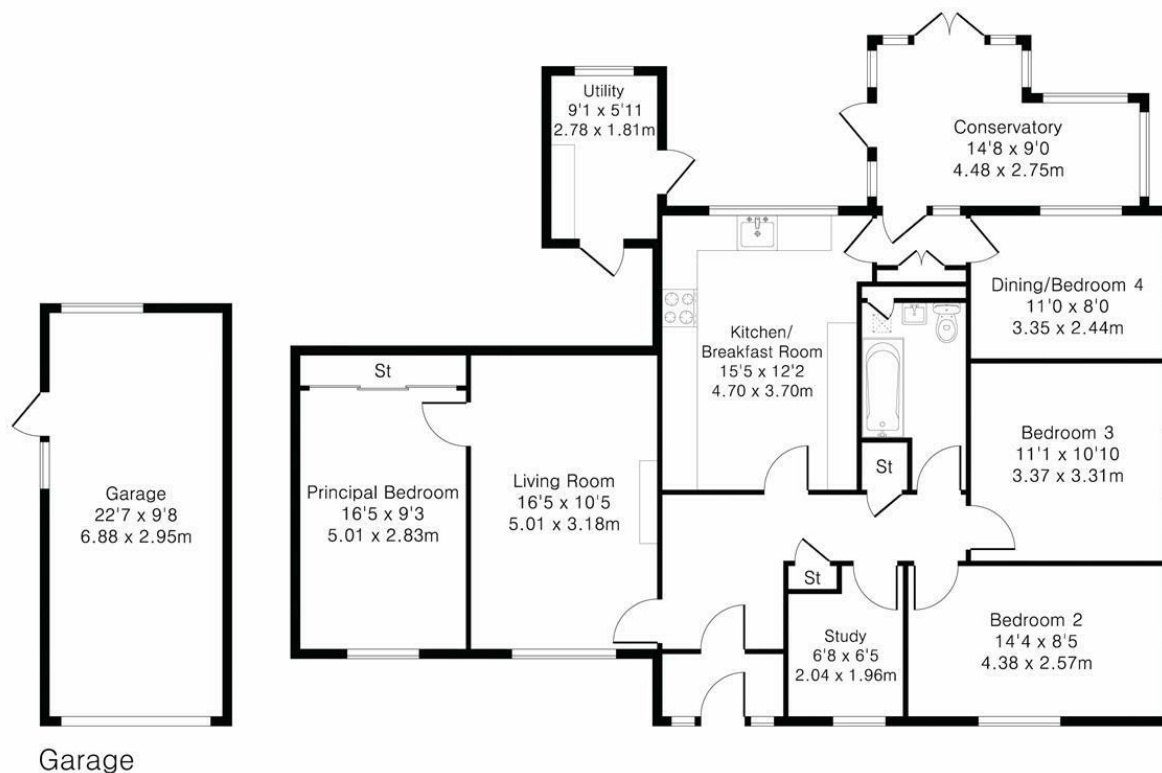
For more information on this property please refer to the Material Information Brochure on our website.

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Approximate Gross Internal Area 1294 sq ft - 120 sq m

Garage Area 218 sq ft - 20 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.

