



Bush & Co.



## 101 Limes Road, Hardwick, CB23 7XU

Offers Around £475,000 Freehold



The village of Hardwick is located approximately 4 miles west of Cambridge with excellent cycle and bus routes into the city along Madingley Road. The village offers a local post office and store, nursery and primary school which feeds into the highly regarded Comberton Village College as well as an active sports and social club. The location allows convenient access to the A14, A428 and M11.

This significantly extended home offers spacious and flexible accommodation which could be reconfigured to include an annexe to the side with independent access. The property, which backs onto the recreation ground, is highly energy efficient with double glazing, gas radiator heating and PV Solar Panels.

The front door leads to an entrance hall with stairs to the first floor and a useful under stairs cupboard. The fitted kitchen/breakfast room comprises a range of wall and base units and work surfaces with integrated appliances including electric double oven and five ring gas hob with extractor over. There is a wall mounted gas fired boiler and plumbing for dishwasher as well as a door leading to the utility room which has separate access from the front, fitted wall and base units, plumbing for washing machine, door to the store room and a modern two piece cloakroom. The sitting room is very well proportioned and features a working fireplace and double French doors to the garden. There is a large family room with vaulted ceiling, multiple windows and double French doors to the garden as well as double doors to the fourth bedroom / study.

The first floor landing gives access to all three bedrooms and bathroom. Bedroom one is a large double room with three piece ensuite shower room. Bedroom two is another comfortable double room at the back with built in wardrobes and bedroom three is a double room at the front. There is a stylish re-fitted bathroom with shower over the bath as well as a cupboard housing the hot water cylinder and a loft hatch.

Outside - There is a block pavior driveway to the front providing off street parking for two to three cars. The enclosed low maintenance rear garden features block pavior terraces and flower and shrub borders. There is a log cabin garden studio with power and light connected and further timber shed.



## Exceptional service in Cambridge and the surrounding villages

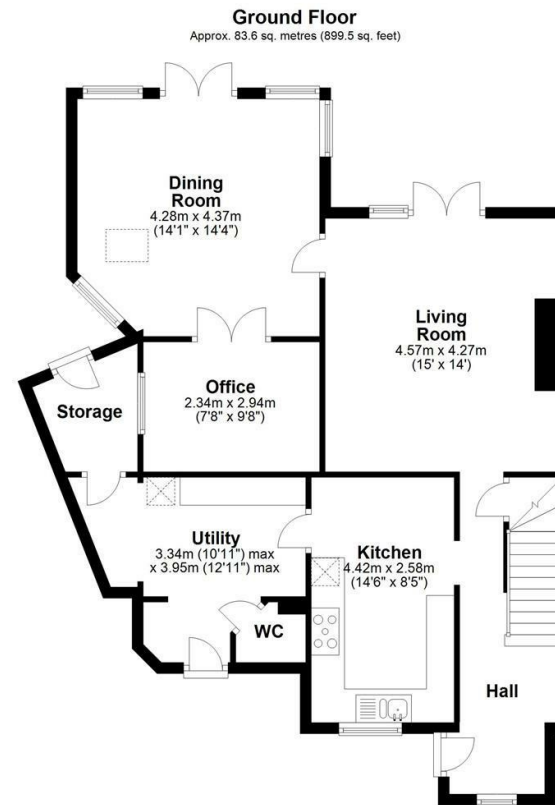
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Total area: approx. 128.3 sq. metres (1380.7 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

## Further Information

Tenure - Freehold

Council Tax - Band C

Fixtures & Fittings - By Negotiation

Viewing - By Appointment

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