



38 Ellison Lane, Hardwick, Cambridge, CB23 7QA
Guide Price £475,000 Freehold



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AN EXTENDED AND BEAUTIFULLY PRESENTED SEMI-DETACHED HOUSE WITH OFF-ROAD PARKING AND GARAGE AND LOCATED WITHIN THIS HIGHLY SOUGHT AFTER VILLAGE.

- Accommodation measuring approximately 90SQM / 975SQFT
- New gas fired central heating system
- EPC rating 74/C
- Tax band C
- Extended and refurbished 4 bedroom semi detached house
- Refitted kitchen / breakfast room
- 2 refitted bathroom/shower rooms
- Plot size 0.05 acres
- Off road parking, garage and enclosed rear garden

38 Ellison Lane enjoys a fine position within this sought after residential area, just a short walk from the village primary school and convenience store. The current owners have transformed the property with a programme of expansion and full refurbishment. The property now extends to 975 sq ft and is beautifully presented throughout and offers great flexibility with a ground floor bedroom and refitted shower room.

The open plan kitchen / dining room is particularly worthy of note with its modern pitch roof incorporating two roof light windows combined with French doors to the rear. This means the space is bathed in natural light. The kitchen has been refitted with modern cabinetry, complimented by quartz worksurfaces with inset 1½ sink unit with mixer tap, boiling tap and drainer, and a range of integral appliances including an induction hob, double oven, extractor, full fridge and dishwasher.

Upstairs there are three further bedrooms and a luxury refitted family bathroom.

Outside the front garden has been designed with ease of maintenance in mind and is laid mainly to shingle with a block paved driveway providing parking for three cars and leading to the garage with up and over door and power and light connected. The rear garden is mainly laid to lawn with raised flower and shrub boarders and beds and a generous paved patio and all is enclosed by fencing.

Location

Hardwick is an attractive village lying just 5 miles west of Cambridge. It is a village surrounded by open countryside where there are several golf courses and excellent walks nearby, including the well known Wimpole Way. There is also a cycle path from the village to Cambridge. It benefits from a convenience store, post office, a public house, a church and a well regarded primary school.

Hardwick is in the catchment for the Comberton Village College and sixth form. Communications are excellent with easy access to the A428 and junction 13 of the M11 being just over 3 miles distant. The Cambridge Science Parks as well as the city centre are easily accessible. The village is now also served by super fast fibre optic broadband.

Services.

Mains services connected : mains water, mains drainage, mains electricity, mains gas

Statutory Authorities.

South Cambridgeshire District Council

Tax band -

Fixtures and Fittings.

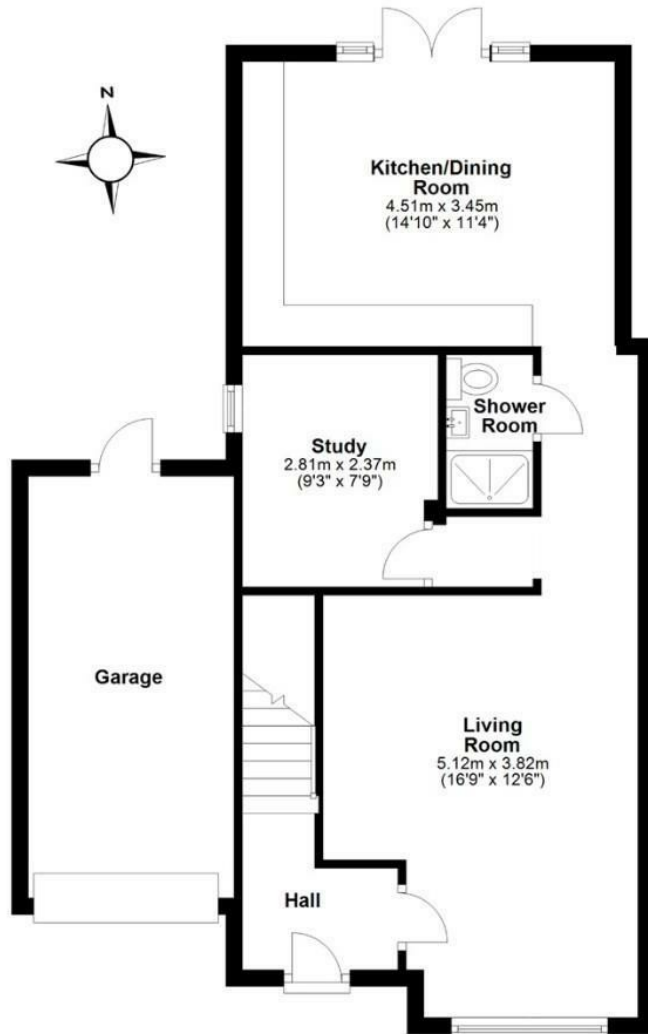
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing.

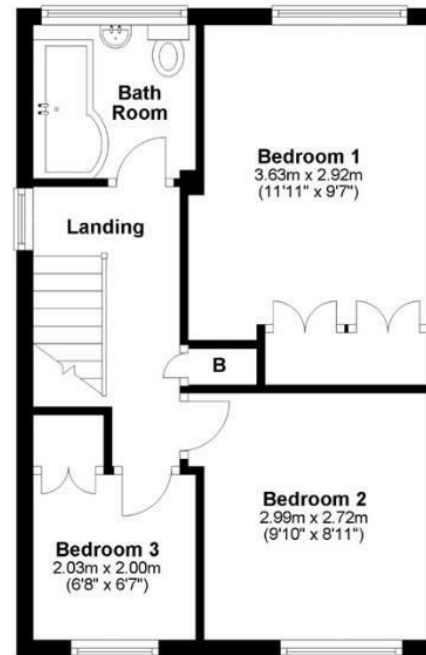
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



Ground Floor



First Floor



Approx. gross internal floor area 90 sqm (975 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	74	
(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	

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.

