



**Connells**

Cambridge Road  
Hardwick



Cambridge Road,  
Hardwick, CB23 7QQ

For Sale Guide Price  
**£750,000- £775,000**



Set in a non estate location this striking barn style home offers just under 2000 sq ft of accommodation within Comberton Village School catchment. The kitchen/diner opens to a southerly terrace with outdoor seating & a vaulted lounge hosts a log burner & picture window

#### Entrance Hall

Door to front, window to rear, vaulted ceiling, tiled flooring, radiator.

#### Inner Hall

Sun tunnel, tiled flooring, storage cupboard, loft access.

#### Lounge

19' 9" x 14' 5" Max ( 6.02m x 4.39m Max )

Dual aspect windows with feature window to garden, vaulted ceiling, log burner, oak flooring, television point, radiator.

#### Dining Room

19' 10" x 13' 4" Max ( 6.05m x 4.06m Max )

Patio door to rear, tiled flooring, log burner, radiator.

#### Reception Room

16' 4" x 15' 10" ( 4.98m x 4.83m )

Window to side, two french doors to garden, oak flooring, radiator.

#### Kitchen

11' 2" x 8' 7" ( 3.40m x 2.62m )

Velux window, fitted kitchen with a range of wall and base units with Granite work surface, inset sink and drainer with filter tap, granite up stands, stainless steel cooker hood, electric oven, electric hob, integrated dishwasher, space for fridge/freezer, radiator.

#### Utility Room

Door to courtyard, cupboard housing hot water tank, plumbing for washing machine, central heating boiler, tiled flooring, radiator.



## Bedroom One

16' 1" Max x 15' 6" Max ( 4.90m Max x 4.72m Max )

Window and door to side courtyard, two velux windows, triple fitted wardrobes and further storage cupboard, wooden flooring, radiator, courtyard with raised flower beds and decking.

## Ensuite

Window to side, shower cubicle , bath with mixer taps, wash hand basin, WC, airing cupboard, fully tiled, extractor fan, heated towel rail.

## Bedroom Two

16' Max x 9' 7" Max ( 4.88m Max x 2.92m Max )

Window to rear, fitted double wardrobe and desk, wooden flooring, radiator.

## Bedroom Three

16' 5" Max x 7' 10" Max ( 5.00m Max x 2.39m Max )

Window to front, fitted desk and double wardrobe, radiator.

## Bedroom Four

20' 6" Max x 11' 11" Max ( 6.25m Max x 3.63m Max )

Two windows to front, built in storage cupboard, telephone point, television point, wooden flooring, radiator.

## Bathroom

Sun tunnel, shower cubicle, wash hand basin, WC, heated towel rail, extractor fan, fully tiled, spot lights.

## Rear Garden

Gated access, fence enclosed, patio area with built in seating, painted borders, laid to lawn with mature trees and hedging, pergola with seating leading to log stores and shed, outside lights and electrics.

## Parking

Block paved driveway with parking for multiple cars, large storage shed, outside tap.















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Unit 2 Caxton House Broad Street Great Cambourne  
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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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