



St Neots Road, Hardwick, CB23 7QH



pocock & shaw

Residential sales, lettings & management

3 St Neots Road
Hardwick
Cambridge
CB23 7QH

A detached three bedroom bungalow that has undergone a full refurbishment in recent years by the present seller. With scope for two storey extension, subject to planning consent (Previous permission expired Feb 2017) . On a large plot in this popular village west of Cambridge

- Reception hall
- Spacious sitting room
- Fitted kitchen
- Three bedrooms
- Family bathroom
- Gas radiator heating system
- Plot approaching 1/4 acre
- Off road parking and garage
- Potential for two storey extension
- Comberton Village College catchment

Offers around £390,000



This detached bungalow has undergone a course of much modernisation and improvement over recent years by the present vendor. The property does now however benefit from detailed planning consent for a further ground floor extension to provide a further reception room and two bedrooms to the first floor with two en suite shower rooms. The property is set on a large plot with ample off road parking just a short walk from the village centre.

Replacement double glazed entrance door to

RECEPTION HALL with radiator, attractive oak effect flooring with door to

SITTING ROOM 15' 4" x 14' 9" (4.67m x 4.5m) with continuation of wood effect flooring, double radiator, sealed unit double glazed window to side and double sliding patio doors to rear garden.

KITCHEN 15' 4" x 10' 5" (4.67m x 3.18m) with attractive range of units set under a contrasting rolled edge work surface with inset one and a half bowl single drainer stainless steel sink unit with chromium mixer tap, continuation of work surface with space and plumbing for washing machine, space for range style cooker, part ceramic tiled splashback, matching wall mounted cupboards, window to rear and glazed door to rear.

BEDROOM 1 11' 6" x 10' 5" (3.51m x 3.18m) with window to front, radiator.

BEDROOM 2 11' 2" x 10' 5" (3.4m x 3.18m) with window to front, radiator.

BEDROOM 3/DINING ROOM 11' 6" x 10' 5" (3.51m x 3.18m) at present opening onto the hall with wall mounted gas fired heating boiler providing domestic hot water and heating via radiators, window to side.

BATHROOM with fitted suite comprising counter set vanity basin with storage cupboards beneath, panelled bath with fitted shower above, close couple wc, radiator, ceramic tiling to walls and floor, obscure double glazed window to side.

OUTSIDE To the front of the property there is a large forecourt area providing off road parking for numerous vehicles with driveway to the side leading to a single garage. The rear garden has a large patio area with paved pathway leading to a large lawned area, panelled timber fencing to the side and rear boundaries. Lower hardstanding for shed/workshop.

SERVICES All mains services.

TENURE The property is Freehold.

COUNCIL TAX Band D

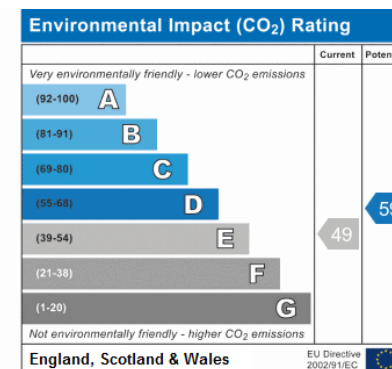
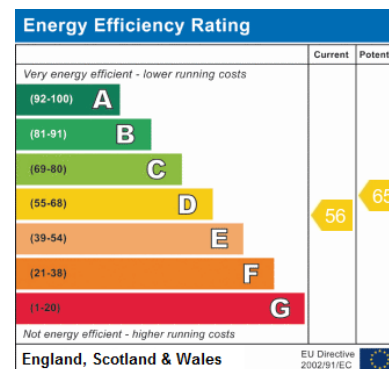
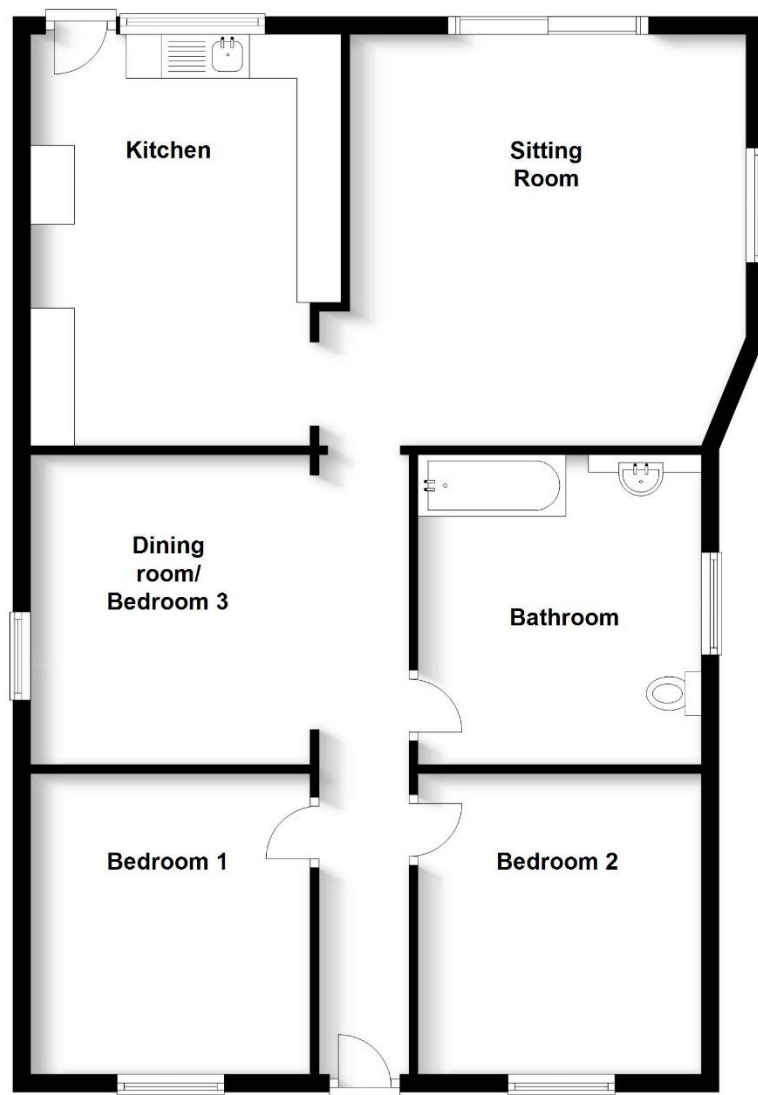
VIEWING By arrangement with Pocock and Shaw

CB/16889



Ground Floor

Approx. 91.8 sq. metres (988.6 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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