



Webb Close, Hardwick, CB23 7EW

**CHEFFINS**

# Webb Close

Hardwick,  
CB23 7EW

- Well-Proportioned House of 1402 sqft / 130 sqm
- Beautifully Presented & Versatile Accommodation
- Hall and Cloakroom w.c.
- Stunning Open Plan Living/Dining/Kitchen
- 4 Bedrooms
- En-Suite and Family Bathroom
- Recently Landscaped Garden
- Garage With 2x EV Charging In-Front
- Solar Panels with Battery Storage
- A-Graded EPC Rating

This stylish and beautifully presented link-detached family residence forms part of an exclusive development of homes designed and constructed by Hill Residential in 2019. The property provides exceptionally well proportioned and versatile accommodation and incorporates many features of the highest specification. The property has undergone various improvements; additions include solar panels, fully landscaped garden incorporating a hot tub as well as home office/studio, all completed in 2021.

4 2 2

**Guide Price £550,000**





## LOCATION

The property occupies a delightful and tranquil 'tucked-away' corner plot on this highly regarded and exclusive development close to this much sought after and popular South Cambridgeshire village providing an extensive range of local amenities, many of which are just a short walk from the house itself and includes the Hardwick Community Primary School, stores/post office, coffee shop, fine church, inn and a recreation ground with children's play area. The village of Hardwick is located just 7 miles west of the city of Cambridge and enjoys a thriving community spirit and a range of useful amenities including a village store and post office as well as a pub/restaurant. Near to the property there is also an independent gym and hair and beauty studio. The village is in catchment for Comberton Village college and benefits from easy access to Cambridge and London via road and rail.

## STORM PORCH

covering the front entrance door with block paved pathway and a panelled glazed entrance door fitted with privacy glass leading through into:

## ENTRANCE HALLWAY

with wood effect Karndean flooring, stairs rising to first floor accommodation, multiple storage cupboards with fitted timber shelving and rails, wall mounted underfloor heating control, doors leading into respective rooms.

## CLOAKROOM

comprising of a two piece suite with low level w.c., with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled splashback, inset storage shelf, wood effect upstand, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

## OPEN PLAN LIVING/KITCHEN/DINING SPACE

laid out in an L-shape, Kitchen area comprising a collection of both wall and base mounted storage cupboards and drawers, stone work surface with inset one and a quarter bowl stainless steel sink with hot and cold mixer tap, drainer to side, integrated 4 ring Bosch induction hob with extractor hood above, adjacent to this is an integrated double oven and microwave, integrated and concealed fridge/freezer and dishwasher, further integrated and concealed washer/dryer. Extractor fan, inset LED downlighters, wood effect Karndean flooring, double glazed window to front aspect overlooking woodland, opening leading to open plan living/dining room with wood effect flooring, door leading to large understairs storage cupboard with fitted timber shelving, inset LED downlighters, wall mounted underfloor heating control, double glazed window to side aspect and a set of double glazed French doors with double glazed windows either side providing access out onto the patio/garden but also providing a large entry point of light into this wonderful room which provides a fantastic space for both entertaining and relaxing.

## ON THE FIRST FLOOR

## LANDING

with loft hatch, door providing access to the airing cupboard housing hot water cylinder, double glazed window to side aspect and doors leading into respective rooms.

## PRINCIPAL BEDROOM SUITE

with set of full height built-in wardrobes accessed via mirrored sliding doors, fitted with a range of storage options including shelving and rails, radiator, air conditioning, double glazed window overlooking garden, door leading through into:

## ENSUITE SHOWER ROOM

comprising of a three piece suite with shower cubicle with wall mounted shower head accessed via a glazed sliding door, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, wooden upstand, heated towel rail, wall mounted mirror, fitted LED downlighter, heated towel rail, shaver point, tiled flooring, extractor fan, LED downlighters.

## BEDROOM 2

with radiator, double glazed window to front aspect.

## BEDROOM 3

with radiator, double glazed window overlooking garden.

## BEDROOM 4

with 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, glazed folding shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, shaver point, wood effect upstand, tiled flooring, inset LED downlighters, extractor fan, double glazed window fitted with privacy glass out onto front aspect.

## OUTSIDE

To the front the property is approached off Webb Close via a block paved road leading to a further block paved driveway with enough parking for multiple vehicle, wall mounted charging point and with access to the GARAGE with up and over door, parking for one vehicle, solar panel batteries, power and lighting, to the very rear of the garage is the wall mounted gas fired boiler.


To the rear of the property is a quiet and cleverly landscaped garden which is principally laid to lawn with a paved patio area led directly off the rear part of the property with outside power points and enclosed via a raised bedded area, wall mounted uplighters, panelled glazed door leading into the GARAGE and steps up onto the area laid to lawn. Surrounding the area laid to lawn is an extensive further patio area providing a wonderful space to both relax and entertain and allows users to enjoy sun throughout the day. The patio area provides a hardstanding for the garden furniture, secure access gate, patio area extends and provides access onto the HOME OFFICE/STUDIO with double glazed French doors with wood panelling throughout, inset LED downlighters, heating and air conditioning, fitted with power points throughout and enjoys double glazed windows providing panoramic views over the garden.

## SOLAR PANELS

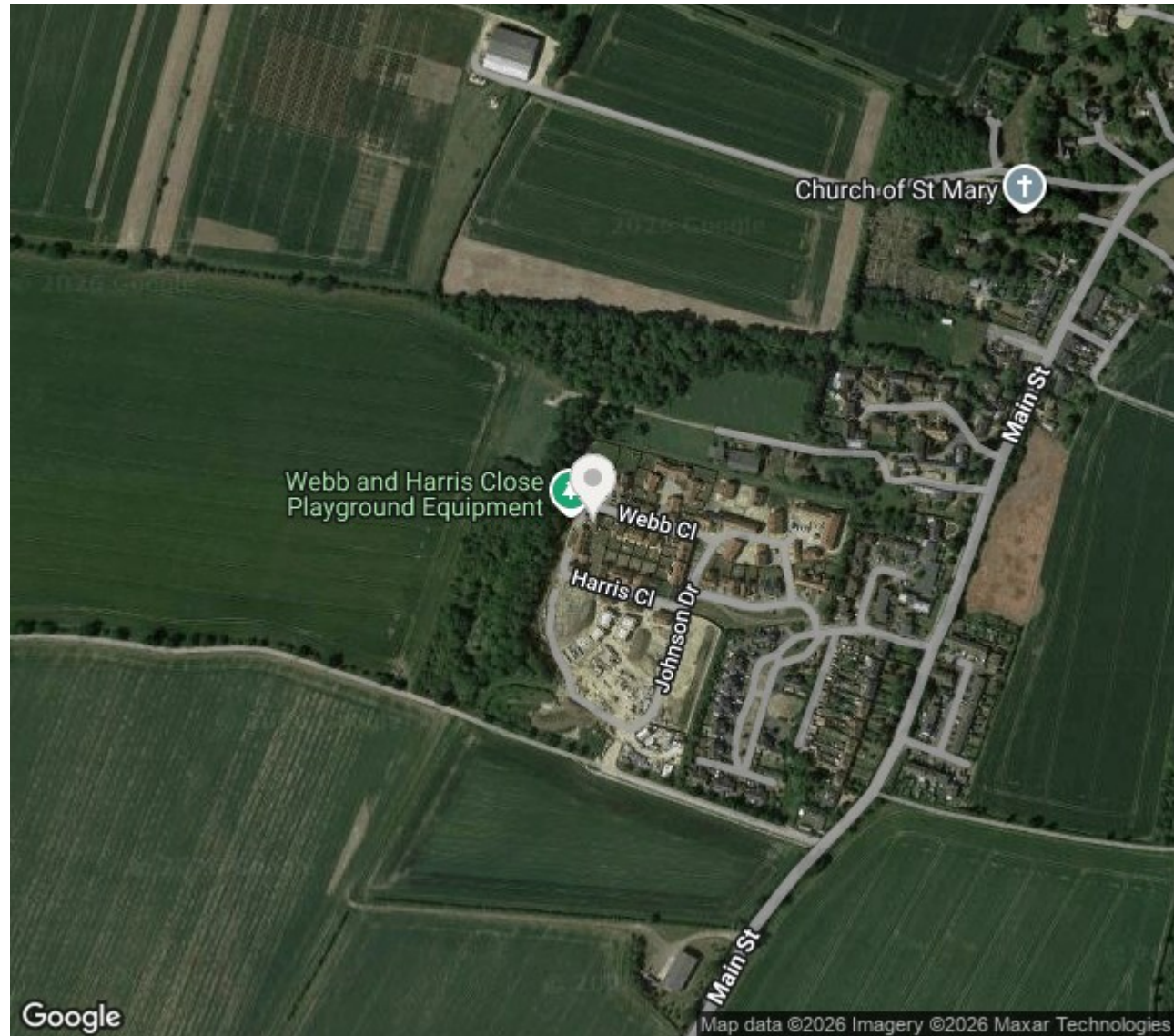
This environmentally conscious home is equipped with Viridian Solar Integrated solar PV panels, boasting a total installed capacity of 5.76 kW. Embracing sustainable living, these panels contribute to an estimated annual generation of 5495.00 kWh. To enhance efficiency, the property features 3x Goodwe Batteries with a collective capacity of 16.2 kW, ensuring a reliable energy source.





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

Guide Price £550,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - South Cambridgeshire





Approximate Gross Internal Area 1402 sq ft – 130 sq m  
 Ground Floor Area 660 sq ft – 61 sq m  
 First Floor Area 660 sq ft – 61 sq m  
 Garage Area 296 sq ft – 28 sq m  
 Outbuilding Area 82 sq ft – 8 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.



Clifton House 1-2 Clifton Road, Cambridge, CB1 7EA  
 01223 214214 | [cambridge@cheffins.co.uk](mailto:cambridge@cheffins.co.uk) | [cheffins.co.uk](http://cheffins.co.uk)



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