



BROWN & CO

44 ELLISON LANE



-44 ELLISON LANE-

Hardwick | Cambridgeshire | CB23 7XH

A generously proportioned three bedroom semi detached home situated in a sought after position within this popular village with driveway parking

Property Highlights

- No upward chain - Potential for extension (STPP) -
Driveway parking - Generously proportioned accommodation - Sought after village location - Optional ground floor bedroom

House

Ground Floor: Entrance Hallway - Living room/Dining Room - Kitchen - family room/Office - Guest Cloakroom

First Floor: Bedroom One - Bedroom Two - Bedroom Three - Family Bathroom

Total: 1,048 sq. ft. (98 sq. m)



DETAILED DESCRIPTION

A well planned three bedroom semi detached home occupying an enviable position within this sought after village, offering fantastic potential for extension (STPP). The versatile accommodation extends to approximately 1048 sq. ft. arranged over two floors comprising an entrance hallway, living/ dining room, kitchen, family room/ office and guest cloakroom on the ground floor. The first floor offers three bedrooms and a family bathroom. Furthermore, the property benefits from a large block paved driveway and a fully enclosed West facing rear garden.

The front of the property benefits from a generous block paved driveway and well maintained lawn area with a well stocked feature flower bed and mature shrubs leading onto a pathway to the entrance door.

The fully enclosed rear garden enjoys a westerly aspect and is mostly laid to lawn with a patio seating area, a selection of mature shrubs, gated side access and a small storage shed.

LOCATION

The property enjoys a convenient location for village amenities and easy access to Cambridge, approximately 6 miles to the east.

Hardwick offers a good range of everyday facilities, including a convenience store, Post Office, local pub, and a selection of independent services. The village also benefits from a community hall, recreation ground, and active local groups. For a broader choice of shopping, dining, and leisure, Cambridge city centre is within easy reach, while nearby villages such as Comberton, Toft, and Coton provide additional amenities.

Education provision is a key attraction, with Hardwick and Cambourne Community Primary School serving the village and the highly regarded Comberton Village College, part of the Cam Academy Trust, catering for secondary education. A number of independent schools are also available in and around Cambridge.

Transport links are excellent, with direct access to the A428 and A603 providing swift road connections to Cambridge and St Neots. Mainline rail services to London Kings Cross and London Liverpool Street are available from Cambridge station (approximately 6 miles) and St Neots station (around 13 miles), while dedicated cycle routes offer safe and scenic access into Cambridge.





GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, doors to

LIVING/ DINING ROOM

With window to the rear aspect, large storage cupboard, sliding patio door to the garden

KITCHEN

With window to the front aspect, range of matching eye and base level units, counter with inset sink and a half with drainer and chrome mixer tap over, space for oven, washing machine and fridge freezer, part tiled walls

FAMILY ROOM/ OFFICE

With window to the front aspect, double storage cupboard, wood effect flooring, door to side access

GUEST CLOAKROOM

With window to the side aspect, suite comprising low level wc with eco flush button, wall mounted hand wash basin, wood effect flooring



FIRST FLOOR

LANDING

With Window to the side aspect, loft access via hatch, cupboard housing hot water cylinder, doors to

BEDROOM ONE

With window to the rear aspect, integral double wardrobe

BEDROOM TWO

With Window to the rear aspect

BEDROOM THREE

With window to the front aspect, integral double wardrobe

FAMILY BATHROOM

With window to the front aspect, four piece suite comprising low level wc with telephone style mixer tap over, pedestal wash basin, low level wc with eco flush button and glass/ chrome shower cubicle, chrome heated towel rail, part tiled walls

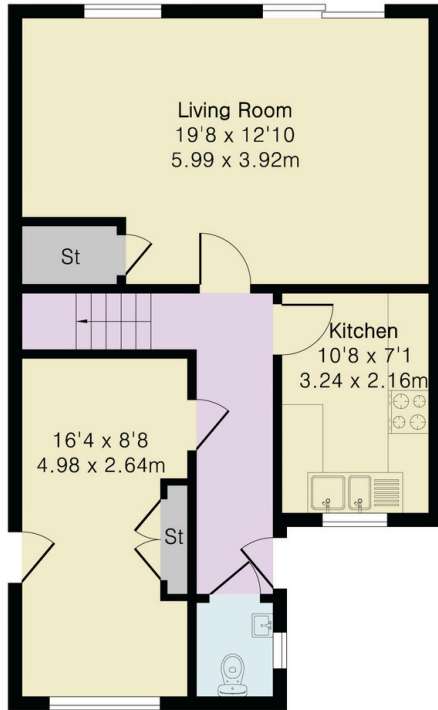




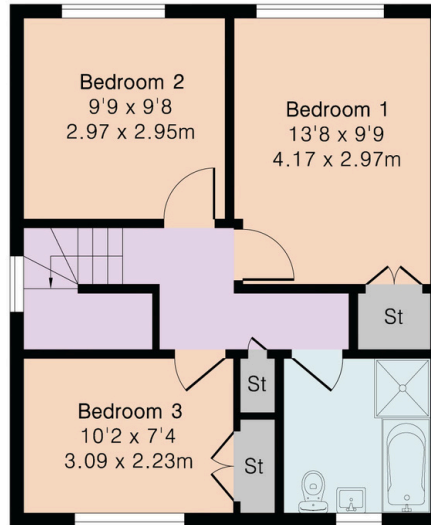
Approximate Gross Internal Area 1048 sq ft - 98 sq m

Ground Floor Area 578 sq ft – 54 sq m

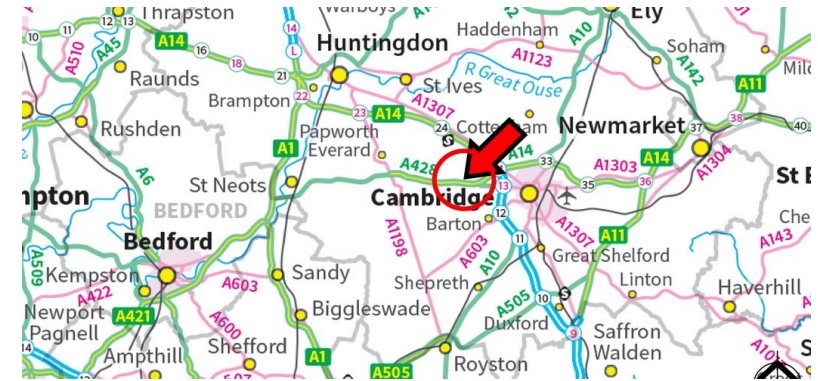
First Floor Area 470 sq ft – 44 sq m



Ground Floor



First Floor



Agents note - A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

Services – Mains water, mains drainage and mains electricity. Gas-fired central heating.

Council tax: C

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB31472.

A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative. Buyers should satisfy themselves as to the nature of any such matters before entering into any contractual commitment.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

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