



Cambridge Road, Hardwick
CB23 7QQ

Pocock + Shaw

21 Cambridge Road
Hardwick
Cambridge
Cambridgeshire
CB23 7QQ

An impressive detached single storey residence occupying a non-estate position just a short walk from the centre of this popular village, just to the east of Cambridge. Transformed by the current owners to offer spacious accommodation opening onto extensive landscaped gardens. The property benefits from ample off street parking along with a detached garden and workshop.

- Large and improved residence
- Landscaped gardens and Koi pond
- Outbuilding with annex potential (stp)
- Garden studio
- Impressive vaulted sitting room
- Three double bedrooms
- Kitchen/dining room
- Double glazing and gas central heating

Offers Around £645,000



Hardwick village is just five miles west of the historic City of Cambridge, and is well served with a regular bus service. The semi-rural village is surrounded by open countryside yet has an excellent range of local facilities including a highly regarded primary school, public house, church and post office/general store, just a short walk away, with the village being in catchment for Comberton Village College. There is a popular cycle path leading straight to Cambridge along with Wimpole Way, ideal for dog walking. The village offers easy access to major commuter links via the M11, A428 and A14.

Entrance hallway With double glazed door to front, oak block flooring in herringbone design, two radiators, recessed downlighters, shelved storage cupboard, cupboard containing Vaillant central heating boiler.

Bedroom 1 With range of fitted wardrobes to one wall, double glazed bay window to front, radiator, downlighters, oak block flooring, door to en suite.

En suite With fully travertine tiled walls and flooring, vanity wash handbasin with mixer tap and storage under, low level wc, two double glazed windows to the side, recessed downlighters, chrome heated towel rail, shower enclosure with drenching shower head and wall mounted controls.

Bedroom 2 With double glazed window to front, radiator.

Bedroom 3 With vaulted ceiling with two velux roof lights, wall light points, radiator.

Family bathroom With large jacuzzi bath, tiled shower cubicle with wall mounted controls, twin vanity sink unit with cupboards under and fitted mirrors over, low level WC, two chrome heated towel rails, vaulted ceiling with two velux roof lights, porcelain tiled flooring.

Utility room With fitted storage cupboards with sliding doors, plumbing for washing machine, tiled flooring, downlighters.

Living room Impressive room with vaulted ceiling and oak block flooring, wide bi-folding doors to the garden, two radiators, range of downlighters.

Kitchen/Dining room With range of fitted wall and base units, extensive working surfaces with inset sink and mixer tap, five ring gas hob with stainless steel canopy hood over, fitted double oven, tiled flooring and splashbacks, double glazed window to side, range of downlighters, space for American style fridge/freezer, dining area with oak block flooring, radiator and double glazed French doors to garden, inset downlighters.

Outside To the front of the property there is block paviour driveway with parking for several vehicles, screened from the road with low brick wall and railings over, established tree and well stocked flower and shrub beds, large gate giving access to side driveway and through to a detached garage with power and light laid on, eaves storage, double glazed window to side, remote roller door and further door to rear in all measuring 25'7 x 9'7.

The rear garden commences with an extensive Indian slate patio area with raised Koi carp pond with timber pergola over. There are steps rising to a further seating area with attractive lawn, well stocked flower beds and extensive timber fencing in all extending to 80ft in length.

Studio With double glazed French doors to the garden, double glazed window to garden, power and light, skylight window and measuring 22'11 x 9'1.

Adjoining workshop measuring 9'x 7'10 with power and light laid on.

Services All mains services

Tenure The property is Freehold

Council Tax Band E

Viewing By arrangement with Pocock + Shaw



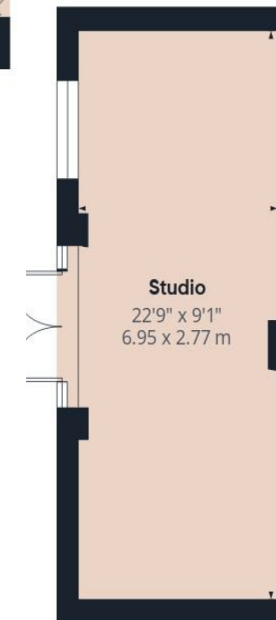
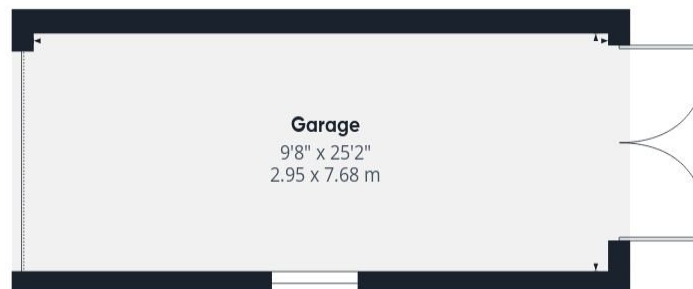
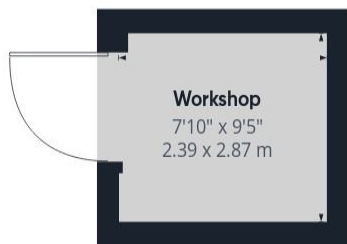
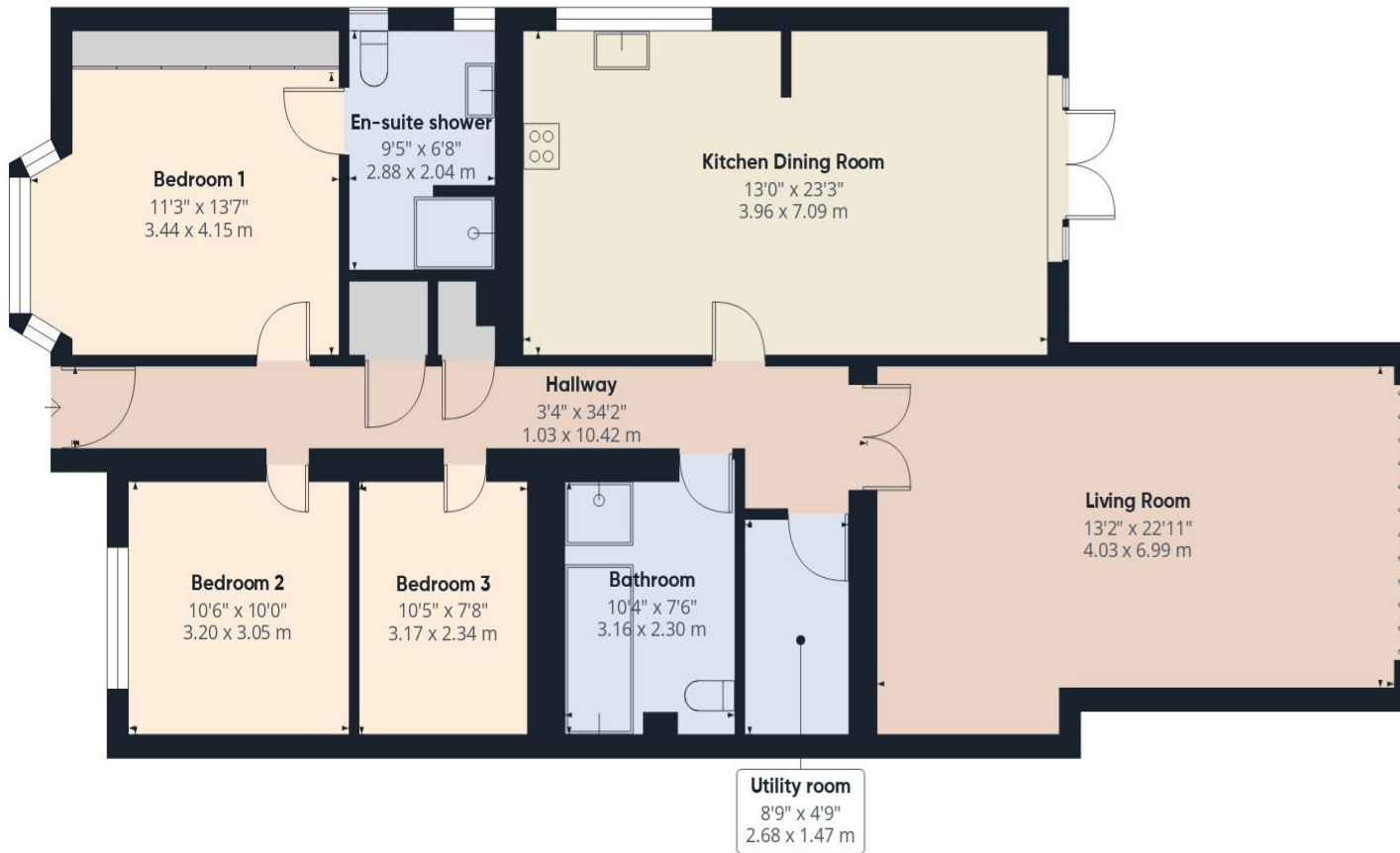


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Approximate total area¹

1836 ft²

170.4 m²

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