



Worcester Avenue, Hardwick  
CB23 7XG

Pocock+Shaw

3 Worcester Avenue  
Hardwick  
Cambridge  
CB23 7XG

A substantially extended and upgraded 4 bedroom semi-detached property in a very popular village to the west of the City.

- Substantially extended property
- Large open plan living space with woodburning stove and Karndean flooring
- Spacious (refitted in 2022) kitchen/breakfast room with Amtico flooring
- Useful utility area and shower room
- 4 first floor bedrooms
- En suite shower room and family bathroom
- Home office in garden with high speed ethernet connection
- Gas central heating and double glazing
- Storage area and driveway parking
- Comberton Village College catchment area

Guide Price £475,000



Hardwick is a very popular village sitting just off of the A428, between the city of Cambridge and Cambourne. Cambridge city centre is under 8 miles away and is an easy drive or a short ride on the regular Number 4 bus. The village has a good primary school, village shop, pub and recreation ground. The property is also in the catchment for Comberton Village College.

This 4 bedroom semi-detached house has been extended and now offers over 1500sq ft of living accommodation. Of particular note is the large, open plan living space which leads onto the extended kitchen/breakfast room (re-fitted in 2022) and then onto a useful utility area and shower room. On the first floor there are four bedrooms (the main bedroom having an en suite shower room) and a family bathroom.

Externally, the property has an open plan front garden area and a recently re-landscaped and enclosed rear garden with lawn and patio area. The garage has been converted to a comfortable home office with high speed ethernet connection and a storage room with parking to front.

The property needs to be viewed to be fully appreciated and in detail, the accommodation comprises;

**Ground Floor** with glazed front and full length glazed side panels to

**Entrance Lobby** with stairs to first floor, built in cupboard, radiator, oak wood flooring.

**Large open plan family/dining/sitting room** 26'5" x 22'8" (8.05 m x 6.92 m) with three full length glazed feature windows to side, two windows to front, window to rear, UPVC double glazed sliding patio doors to rear garden, radiator, door to understairs cupboard, stone faced fireplace with display niches and hearth, inset cast iron woodburner, Karndean flooring, part glazed door to

**Kitchen/breakfast room** 23'2" x 9'9" (7.06 m x 2.98 m) attractive open plan space for the family and comprising

**Breakfast area** 9'11" x 8'10" (3.02 m x 2.68 m) recessed ceiling spotlight on dimmer control, built in

seating with storage to two walls, radiator, Karndean flooring laid to attractive herringbone pattern, opening onto

**Kitchen area** 13'3" x 9'9" (4.04 m x 2.98 m) with window to side with views to garden, comprehensive range of fitted units with marble worktops and upstands, double bowl Butler sink unit with mixer taps, built in Sine Master CS90F530 5 ring gas hob, splashback and stainless steel chimney extractor hood over, integrated Bosch dishwasher, space for fridge/freezer, under unit lighting, recessed ceiling spotlights on dimmer control, Karndean flooring, part glazed door to

**Utility room** 7'5" x 7'1" (2.27 m x 2.15 m) with part glazed door and window to rear garden, skylight, radiator, space and plumbing for washing machine, recessed ceiling spotlights, door to

**Shower room** with window to rear, fully tiled shower recess with dual head chrome shower unit, wash handbasin with tiled splashbacks, WC, radiator, recessed ceiling spotlights.

## First Floor

**Landing** with built in cupboard with Albion Ultrasteel hot water cylinder and slatted wood shelving, loft access hatch (loft space is part-boarded with a Vaillant ecofit pure 625 gas central heating boiler fitted in 2021).

**Bedroom 1** 11'5" x 10'10" (3.49 m x 3.29 m) with window to front, mirror fronted sliding doors to built in wardrobe cupboard, laminate wood flooring, door to

**En suite shower room** with window to front, fully tiled shower cubicle with dual head thermostatic shower, wash handbasin with tiled splashbacks, WC, heated towel rail, wainscoting to one wall, built in cupboard with clothes hanging rails, ceramic tiled flooring.

**Bedroom 2** 11'2" x 11'0" (3.41 m x 3.36 m) with window to front, radiator.

**Bedroom 3** 11'4" x 11'0" (3.45 m x 3.35 m) with window to rear, radiator.



**Bedroom 4** 11'1" x 5'9" (3.38 m x 1.75 m) with window to rear, radiator.

**Bathroom** with window to rear, 'P' shaped bath with aqua board surrounds, mixer taps and shower attachment, vanity wash handbasin, WC, heated towel rail, ceramic tiled flooring.

**Outside** Open plan grassed area to front with crab apple and non-flowering pear tree. Enclosed 9m x 6.7m (main area) westerly facing rear garden with a paved patio area adjacent to the side of the house leading onto a lawn with path to the house, raised railway sleeper, flower and shrub borders, outside lighting, covered lean-to area to the rear of the utility room. Pedestrian gate to the front and path to the rear. Pedestrian gate which leads to the off road parking space in front of the store room which forms part of the original garage.

**Home office** 7'5" x 6'3" (2.27 m x 1.91 m) with part glazed UPVC door and double glazed window to garden, recessed ceiling spotlights, wall mounted Kyros electric radiator. Door to

**Useful storage area** 10'2" x 8'4" (3.09 m x 2.53 m) with up and over aluminium door to front, power points and lighting.

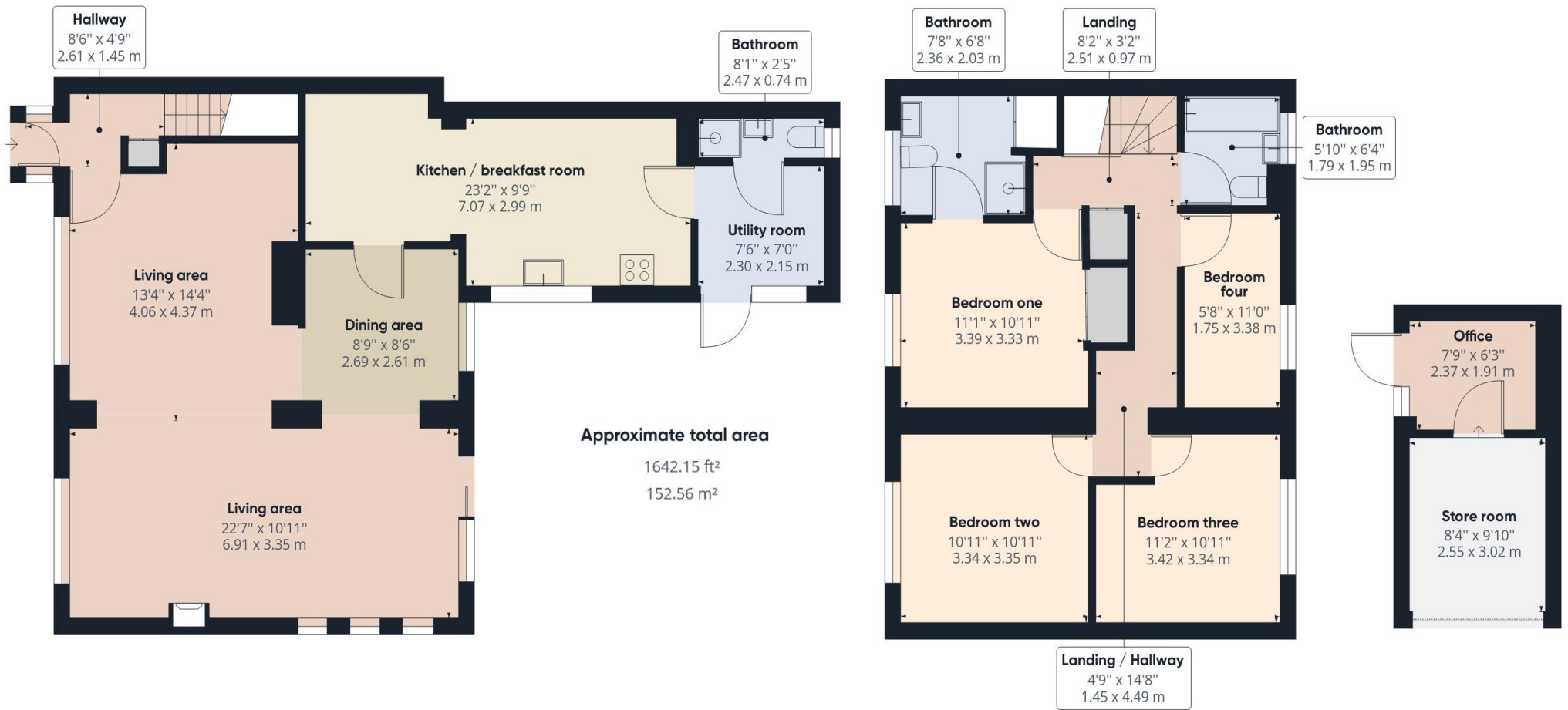
**Tenure** The property is Freehold

**Council Tax** Band D

**Viewing** By Arrangement with Pocock & Shaw



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	
(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			



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

**Pocock + Shaw**