



Cambridge Road, Hardwick  
CB23 7QQ

**Pocock + Shaw**

23 Cambridge Road  
Hardwick  
Cambridge  
CB23 7QQ

A beautifully presented and imposing five bedroom detached home, set on a large mature plot, just five miles west of the historic City of Cambridge.

- Reception hall
- Well appointed sitting room with wood burning stove
- Fitted kitchen breakfast room
- Laundry room
- Dining room
- Conservatory
- Ground floor bathroom
- Two double bedrooms
- Landing with study area
- Three first floor bedrooms

Offers in region of £810,000



An individual five bedroom detached home, offering attractively presented and extremely versatile accommodation. With a well appointed sitting room featuring a wood burning stove, dining room, conservatory, extremely well fitted kitchen/breakfast room and laundry room. There is also a well fitted bathroom and two double bedrooms to the ground floor. To the first floor, there is a large landing with study area, three further bedrooms and a bathroom.

Hardwick village is just five miles west of the historic City of Cambridge, and is well served with a regular bus service. The village has a highly regarded primary school, and post office/ general store both of which are just a short walk, with the village being in catchment for Comberton Village College.

#### **Part glazed entrance door to:**

**Recessed Porch** 7'5" x 3'11" (2.25 m x 1.19 m) Good-sized open porch with door to:

**Reception hall** with oak flooring, stairs rising to the first floor, window to the front. Door to:

**Sitting room** 22'3" x 12'4" (6.78 m x 3.76 m) A lovely well appointed room with feature fireplace, wood burning stove, marble hearth with oak surround and mantle. Radiator, wall lights, window to rear and double French doors to the rear garden.

**Dining room** 12'5" x 9'6" (3.78 m x 2.90 m) Radiator and double French doors to:

**Conservatory** 17'6" x 9'11" (5.34 m x 3.02 m) Sealed unit double glazed windows to the side and rear aspect set on a brick base, double French doors to rear garden. Two opening skylights and double radiator.

**Kitchen/ Breakfast room** 16'6" x 10'5" (5.03 m x 3.17 m) An extremely well fitted range of Shaker style units with granite work surface, inset one and a quarter bowl stainless steel sink unit and mixer tap. Inset four burner Bosch gas hob and extractor above. Full height larder style unit with integrated fridge and freezer. Eye level Bosch stainless steel oven. Continuation of granite work surface with integrated dishwasher beneath and

further base units. Dresser style unit with matching granite top, and three glazed wall mounted display cupboards. Two windows to the front. Walk-in pantry, door to:

**Laundry room** 13'4" x 7'3" (4.06 m x 2.21 m) Fitted range of units set under a contrasting work surface, inset single drainer stainless steel sink unit, space and plumbing for washing machine, three full height larder style cupboards, wall mounted Vaillant gas fired boiler. Window to the front and door to the rear garden.

**Bedroom four** 13'5" x 12'4" (4.09 m x 3.76 m) Window to the rear and double radiator.

**Bedroom five** 10'11" x 9'11" (3.33 m x 3.02 m) Window to the front and double radiator.

**Bathroom** Fitted white suite with pedestal wash basin, close coupled WC and bath, fitted shower over, part ceramic tiled splashback, double radiator and ceramic tiling to the floor. Window to the front.

**Landing with study area** 18'3" x 6'9" (5.56 m x 2.06 m) Three windows to the front aspect with views over towards open farmland. Radiator and single airing cupboard housing the hot water cylinder.

**Bedroom one** 13'4" x 11'3" (4.06 m x 3.43 m) Window to the rear and double radiator. Three double fitted wardrobes to one wall.

**Bedroom two** 11'2" x 9'3" (3.40 m x 2.82 m) Window to the rear and double radiator.

**Bedroom three** 8'9" x 6'1" (2.67 m x 1.85 m) Window to the rear and double radiator.

**Bathroom** 13'4" x 10'3" (4.06 m x 3.12 m) Fitted white suite with wash basin set into marble counter, double cupboard and drawers beneath. Close coupled WC and bath with fitted shower above. Part ceramic tiling to the walls, Velux skylight to the rear. Eaves storage.



## Outside

**Front garden** To the front boundary there is a mature well tended hedge with wrought iron gate. Driveway with block paviour and gravel providing off road parking for several vehicles. Large lawn area and paved pathway. Pedestrian access to the rear garden.

**Double garage** With single up and over door, courtesy door to the rear, power and light connected.

**Mature very attractive rear garden** A large mature plot, with main patio area. Numerous well stocked and tended flower and shrub borders. Several well maintained fruit and ornamental trees, main lawn. Timber fencing to the side and rear boundaries. Feature box hedging to central shrub border. Vegetable area. Timber summer house.

**Tenure** The property is Freehold

**Council Tax** Band F

**Viewing** By Arrangement with Pocock & Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





23 Cambridge Road, Hardwick, Cambridge CB23 7QQ



**Approximate total area<sup>1</sup>**

2428.96 ft<sup>2</sup>

225.66 m<sup>2</sup>

**Reduced headroom**

45.68 ft<sup>2</sup>

4.24 m<sup>2</sup>

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**