



Johnson Drive, Hardwick  
CB23 7EU

Pocock + Shaw

24 Johnson Drive  
Hardwick  
Cambridge  
Cambridgeshire  
CB23 7EU

A superbly presented and spacious two bedroom home, located in this residential cul de sac, on the edge of Hardwick Village, just five miles west of Cambridge City.

- Porch and reception hall
- Ground floor cloaks WC
- Spacious sitting room
- Fitted kitchen
- Two double bedrooms
- En-suite to bedroom one and main family bathroom
- Ground floor under floor heating
- Solar panels
- Enclosed rear garden
- Off road parking

Offers in region of £365,000



A very well presented two bedroom home in this lovely modern residential cul de sac just a short walk from the village Store/Post Office and highly regarded primary school. Hardwick is just five miles west of the historic city of Cambridge, with a regular bus service.

**Tiled canopy porch** Glazed entrance door to:

**Reception hall** Underfloor heating thermostat, stairs rising to the first floor, door to:

**Cloakroom** Fitted white suite with counter set wash basin, and enclosed cistern WC, window to the front.

**Sitting room** 17'0" x 14'4" (5.18 m x 4.37 m) A well appointed room with double French doors to the rear garden, window to the rear. Under floor heating thermostat, built in under stairs storage cupboard. Opening to:

**Kitchen** 10'10" x 9'1" (3.30 m x 2.77 m) Extremely well fitted with range of base and wall units, contrasting work surface with inset one and a quarter bowl single drainer sink unit, four burner ceramic hob and Bosch stainless steel oven, wall mounted cupboards with fitted extractor fan, integrated washing machine, window to the front.

**First floor landing** Access to loft space, single airing cupboard with pressurised water cylinder.

**Bedroom one** 12'4" x 11'7" (3.76 m x 3.53 m) Window to the rear, radiator, range of mirror front wardrobes to one wall. Door to:

**En-suite shower room** White fitted suite with wall mounted wash basin, enclosed cistern WC, double shower cubicle. Heated towel rail/radiator, window to the rear.

**Bedroom two** 11'0" x 9'6" (3.35 m x 2.90 m) Window to the front, radiator.

**Bathroom** White fitted suite with wall mounted wash basin, and enclosed cistern WC, bath with fitted mixer tap and shower above, heated towel rail/radiator. Window to the front.

**Outside** To the front of the property there is an open plan lawn area, with block paved pathway. To the rear, there is parking area with two tandem spaces, and gated pedestrian access to the enclosed rear garden, lawn area, path and patio. Timber shed.

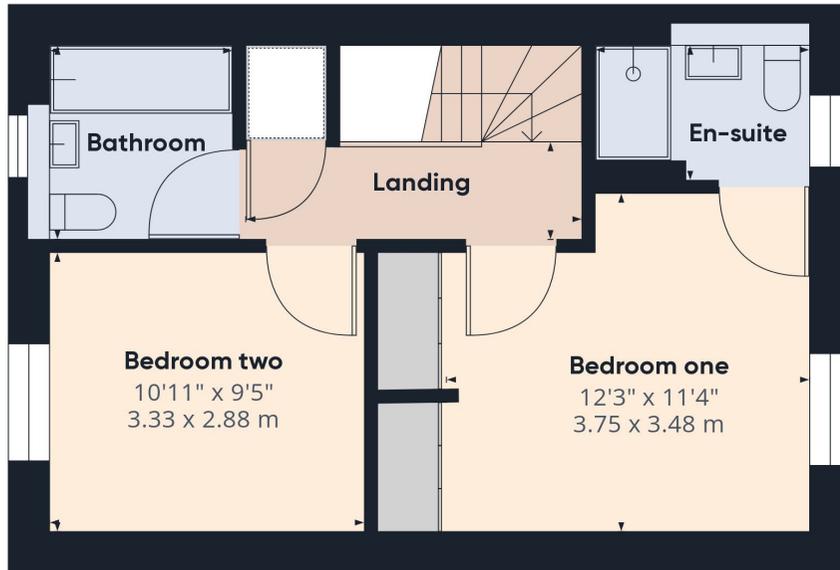
**Services** All mains services are connected.

**Tenure** Freehold

**Viewing** By prior appointment with Pocock and Shaw

**Council Tax** Band





**Approximate total area**

802.21 ft<sup>2</sup>  
74.53 m<sup>2</sup>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>	91	92
(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			

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**