

ENTRANCE HALL Stairs to first floor, radiator and tiled flooring.

LIVING ROOM 22' 0" x 11' 8" max (6.71m x 3.56m)
Window to front, under stairs storage cupboard and radiator.

KITCHEN 8' 7" x 6' 6" (2.62m x 1.98m) Window to rear garden, range of high and low level cupboard units, solid wood worktop and splashback tiling, built-in oven with four ring gas hob and extractor hood over, one and a half sink unit with mixer tap, plumbing for washing machine and slimline dishwasher, inset spotlights to ceiling and tiled flooring.

GARDEN ROOM 9' 0" x 8' 2" (2.74m x 2.49m) Window to rear and side, sliding doors to remaining side, loft hatch, radiator and tiled flooring.

STAIRS TO FIRST FLOOR LANDING Loft hatch.

REFITTED SHOWER ROOM 6' 8" x 5' 11" (2.03m x 1.8m) Window to rear garden, low level wc with concealed cistern, vanity wash hand basin with mixer tap and cupboards below and corner shower cubicle, extractor fan and heated towel rail.

BEDROOM ONE 12' 3" x 11' 9" (3.73m x 3.58m) Window to front, built-in wardrobe with mirrored door and airing cupboard housing hot water cylinder.

BEDROOM TWO 9' 6" x 8' 0" (2.9m x 2.44m) Window to rear garden and radiator.

GARAGE 19' 3" x 7' 9" (5.87m x 2.36m) Up and over door, half glazed door to the garden, light and power connected to allow 45 amps, pitched roof and wall mounted gas fired boiler.

GARDENS AND PARKING The rear garden is laid to lawn with shrubs and flowers set to borders. Raised flower beds separate a bark seating area accessed from the Garden Room and the lawn. Patio with outside tap.

To the front is a lawned garden enclosed by hedging and driveway providing off road parking space with further visitors parking spaces available.



LOCATION AND FACILITIES Hardwick is a village located 7 miles (11.27 kilometres) west of Cambridge and 4 miles (6.44 kilometres) east of Cambourne. The nearby A428 provides quick access to the A14 with Cambridge to the east and St Neots and the A1 to the west. Pre and primary schooling are provided by Hardwick Community Primary School, rated good by Ofsted with secondary schooling provided by Comberton Village College, rated outstanding by Ofsted.

The village benefits from a range of local businesses, including a well-stocked convenience store, post office, veterinary surgery, hairdressers. The Blue Lion pub is a 17th-century inn offering gastropub dishes with a focus on fresh fish. There is a recreation ground with football pitches, cricket pitches and a Sports and Social Club. There are two nearby golf courses, The Bourne Golf and Country Club and The Cambridge Meridian Golf Club located in Toft. To the north of the village on St Neots Road there are a number of local businesses including a car garage, large pet store, café, furniture store and agricultural machinery sales.



Ground Floor



First Floor



IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

23 Church Street Willingham CB24 5HS
Telephone: 01954 260940
Email: jeremy.t@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885





29 Bramley Way, Hardwick,
Cambridge, CB23 7XD

£280,000 Freehold

Fully updated and extended two bedroom semi detached house with garage and driveway, situated in a quiet cul-de-sac.

The accommodation comprises of a spacious lounge/diner opening to a garden room with under floor heating and patio doors to the garden, plus a modern kitchen.

Upstairs, there are two bedrooms - master with built in wardrobe and a refitted shower room also with underfloor heating.

Outside there is an attractive rear garden, an extended single garage, driveway and front garden.



HOCKEYS
ESTABLISHED 1885

