



Hardy Close, Longstanton, CB24 3GU
£395,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Immaculately presented three storey family home. The property benefits from four double bedrooms, ensuite, bay windowed living room and kitchen/diner with utility room. Outside, there are front and rear gardens, a double length driveway and single garage.

INTERIOR

The ground floor is laid with hard flooring throughout and comprises of an entrance hall with cloakroom, a living room with bay window, and a kitchen/diner with integrated oven and gas hob, a built-in wine cooler, patio doors opening onto the garden and a utility area.

On the first floor is the master bedroom with built-in wardrobe and ensuite shower room, a second double bedroom, and family bathroom. On the second floor are two further double bedrooms and a WC.

EXTERIOR

The property is set back from the road behind a lawned front garden enclosed with hedging, with a double length driveway along side leading to the single garage with light and power connected. There is gated access to the rear garden which is laid to lawn with a patio.

KEY FEATURES

- Immaculately Presented Accommodation
- Entrance Hall and Cloakroom
- Kitchen/Diner with Utility Area
- French Door to the Rear Garden
- Family Bathroom Plus Further WC On Second Floor
- Four Double Bedrooms
- Master with Ensuite
- Lounge with Bay Window
- Double Length Driveway
- Lawned Gardens Front and Rear





Longstanton is an area of interest to many buyers from Cambridge because of the advantage of the guided busway which runs every 7 minutes into Cambridge and then onto Cambridge station and Addenbrooke's hospital. The village is also only 2.5 miles from the A14 and 5 miles from the M11. There is a good community spirit within the village which holds various events including a local market and summer fayre. You can also find regular events and classes at the primary school or Northstowe Secondary School and regular sports events are held at the recreation ground and The Pavilion. Facilities in Longstanton include a primary school, a village institute, doctors and dentist surgery, veterinary surgery, public house, village store with post office, fish and chip shop and a co-operative store. The village will benefit from a wider choice of facilities on offer from the neighbouring purpose-built town of Northstowe that is currently in development.



Cambridge - 10 Mill Road, Cambridge CB1 2AD | Tel: 01223 356054 | E: cambridge@hockeys.co.uk
 Newmarket - 97 High Street, Newmarket CB8 8JH | Tel: 01638 354553 | E: newmarket@hockeys.co.uk
 Saffron Walden - Rowe House, Emson Close, Saffron Walden CB10 1HL | Tel: 01799 934136 | E: saffronwalden@hockeys.co.uk
 Willingham - 23 Church Steet, Willingham, Cambridge CB24 5HS | Tel: 01954 260940 | E: willingham@hockeys.co.uk
 Wisbech - 38 School Road, West Walton, Wisbech PE14 7ES | Tel: 01945 429842 | E: wisbech@hockeys.co.uk

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ADDITIONAL INFORMATION

Local Authority
 South Cambs District Council

Council Tax Band
 D

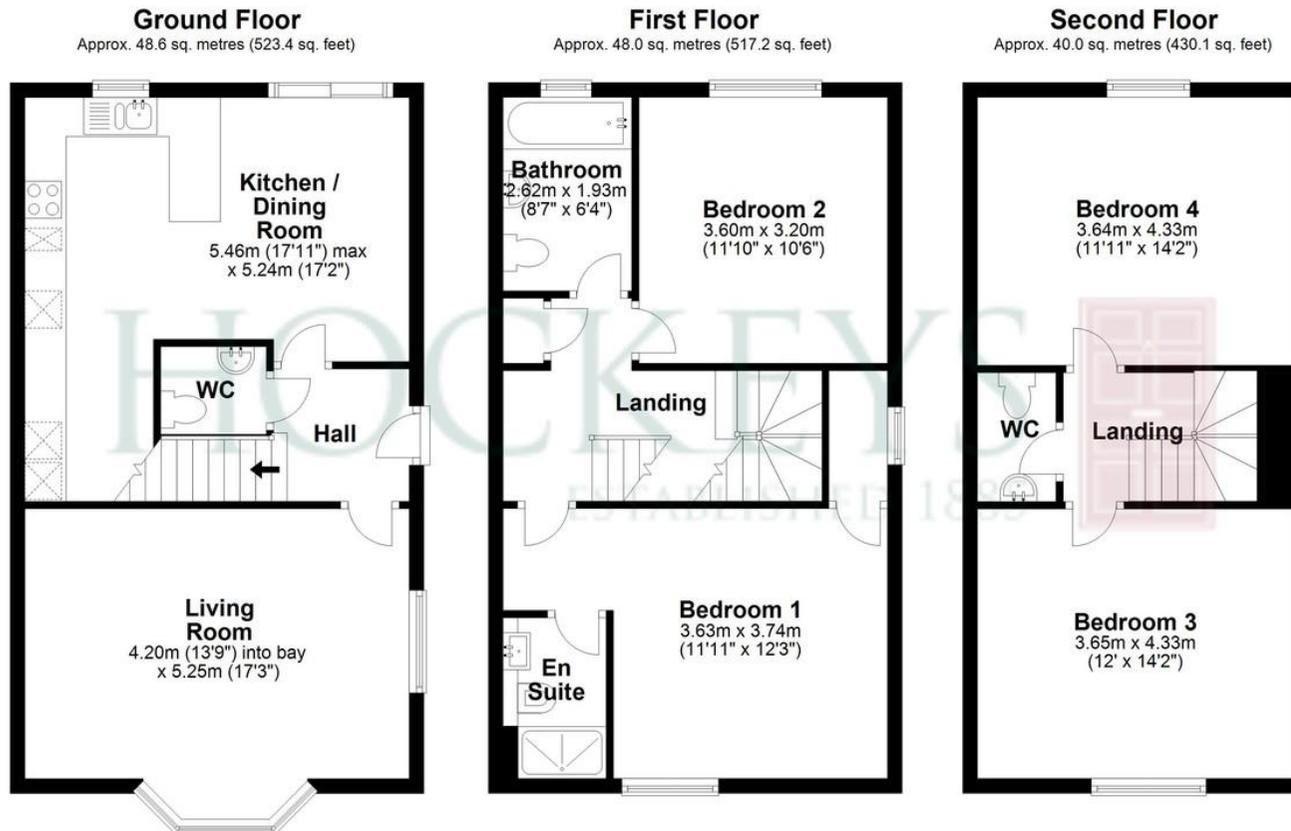
Services
 Mains

Transport Links
 A14, M11 and A1
 Guided Bus Stop
 Nearest Train Stations Huntingdon 12 Miles,
 Cambridge North 8 Miles

Energy Rating
 Energy Efficiency Rating C

Tenure & Possession
 Freehold

Vendors Position
 Onward Chain



Total area: approx. 136.6 sq. metres (1470.7 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only; all rooms have been measured with electronic laser and are approximate measurements only and not to scale. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Hockey's Estate Agents for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.