



Main Street, Hardwick, CB23 7QU
£475,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

With countryside surrounding, this three bedroom detached bungalow has been extended and modernised in recent years. The improvements include a modern kitchen and shower room, replacement boiler and garage roof. The garden has been landscaped and includes a cottage style front garden, the rear garden back onto fields and there is a gated driveway and single garage.

INTERIOR

The entrance hall leads to all room, the modern kitchen includes a comprehensive range of wall and base and allows space for a breakfast table. The living room overlooks the rear garden with patios doors and double doors which lead through to a dining room/third bedroom, with inbuilt bedroom furniture. The master bedroom forms part of the extension and includes a range of built in wardrobes. There is single third bedroom and modern shower room.

EXTERIOR

To the front of the property is a walled garden, with various flowers and shrubs set to borders. An extensive, gated driveway provides off road parking and leads to the detached oversized, brick garage. The pretty rear garden is laid mainly to lawn, with various flowers and shrubs set to borders and beds, with a paved patio area and raised vegetable growing area.



KEY FEATURES

- View To Appreciate
- Detached Bungalow
- Access To Cambridge
- Comberton VC Catchment
- Modern Kitchen
- Modern Bathroom
- Three Bedrooms
- Countryside Views
- Garage and Driveway
- Generous Plot





LOCATION

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.



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

www.hockeys.co.uk

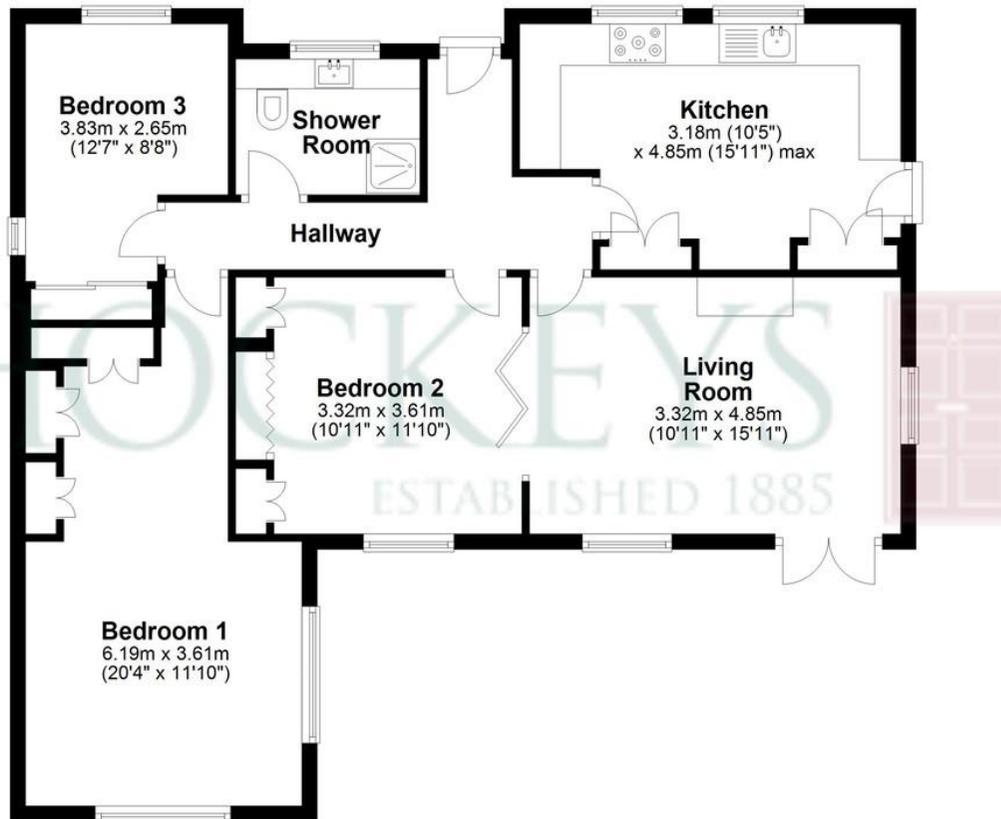
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Floor Plan

Approx. 85.6 sq. metres (921.4 sq. feet)



Total area: approx. 85.6 sq. metres (921.4 sq. feet)

Drawings are for guidance only
 Plan produced using PlanUp.

ADDITIONAL INFORMATION

Local Authority
 South Cambs DC

Council Tax Band
 TBC

Services
 Mains Gas, Water and Electric

Transport Links
 A14, M11 and A428
 Regular bus services to Cambourne and Cambridge
 Nearest Train Stations: Cambridge 7 Miles, St Neots 12 miles

Energy Rating
 Energy Efficiency Rating D.

Tenure & Possession
 Freehold

Vendors Position Onward Chain
 Onward Chain

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		

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.