



Webb Close, Hardwick, CB23 7EW
£450,000 Freehold

HOCKEYS
ESTABLISHED 1885



SUMMARY

Constructed in 2020 by the well regarded Hill Residential, this superb detached bungalow is located within an attractive development, of similarly impressive homes. The well planned layout includes a popular, open plan kitchen dining/living room, fitted with a high quality and well equipped kitchen, leading onto a light dining/living space plus French doors which lead to the south facing garden. Two double bedrooms with en suite to master and a family bathroom. Landscaped gardens surround the property and there is a driveway which leads to an adjoining single garage.

INTERIOR

A spacious entrance hall provides access to all rooms, with a light décor throughout the property and wood effect Karndean and under floor heating throughout. The kitchen includes a comprehensive range of wall and base units in a high gloss finish, with integrated Bosch appliances and Quartz work surfaces. The open plan dining area leads onto the living space, with French doors leading to the rear garden. The main bedroom, located at the rear of the property, includes a range of built-in wardrobes and an attractive en-suite shower room. The second is another generous double, located to the front of the property and finally, a well planned family bathroom completes the internal accommodation.

EXTERIOR

To the front of the bungalow is an expanse of lawn, with various flowers and shrubs set to borders and beds. The driveway provides off road parking for two vehicles and leads to the single, adjoining garage, with up and over door, power and light connected. A gated side access leads to the south facing rear garden, which is enclosed by fencing, laid mainly to lawn and includes an expanse of patio, with an outside tap.

LOCATION

KEY FEATURES

- Easy Access to Cambridge
- Sought After Village
- Popular Development
- Detached Bungalow
- Open Plan Kitchen/Dining
- Comberton VC Catchment
- Two Double Bedrooms
- En Suite Shower Room
- Low Maintenance, South Facing GN
- Garage and Driveway





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.



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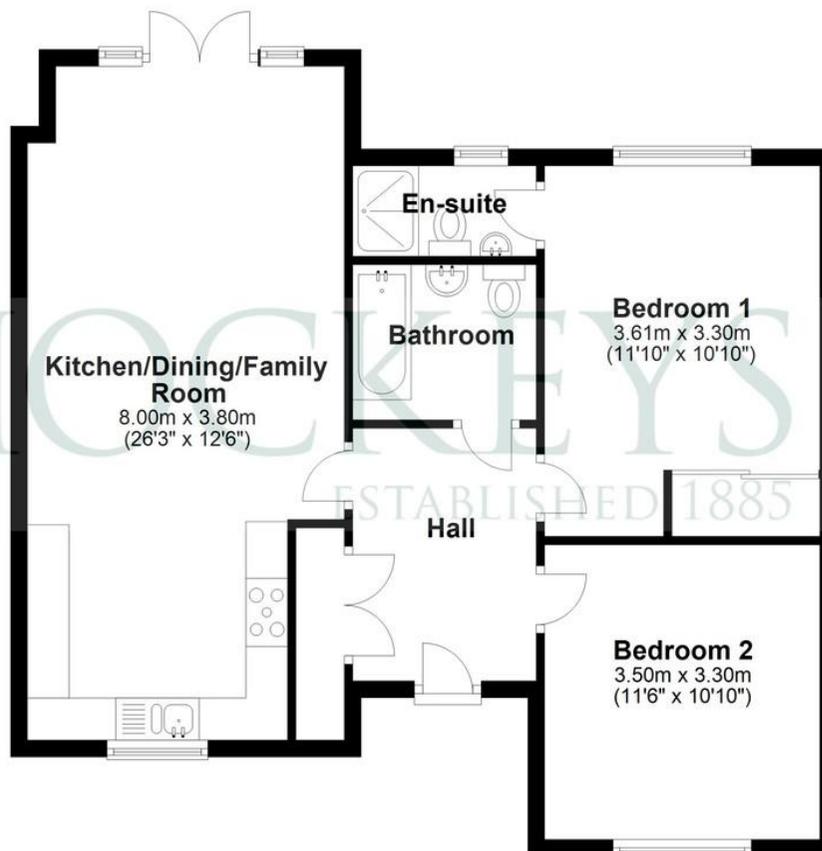
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Ground Floor



Total area: approx. 71.2 sq. metres (766.2 sq. feet)

ADDITIONAL INFORMATION

Local Authority

South Cambs District Council

Council Tax Band D

2022/23 Annual £2,024

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 B

Tenure & Possession

Freehold

Vendors Position

Onward Chain

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	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.