

EH

EXQUISITE
HOME





Discover the perfect blend of period charm and contemporary living in this beautifully presented and carefully extended four-bedroom house.

This delightful property offers spacious and versatile accommodation, enhanced by a recent kitchen/diner extension and a thoughtfully designed en-suite bathroom. Located in a convenient Hardwick setting, this home offers easy access to local amenities.

SPACIOUS AND VERSATILE ACCOMMODATION:

This well-maintained home offers approximately 1470 sq ft of living space, cleverly arranged over two floors. The 2005 extension provides a light-filled kitchen/dining, ideal for modern family life.

- Ground Floor: A welcoming entrance hall with understairs storage leads to a spacious sitting room (17'9" x 13'3"), perfect for relaxation. The dining area (17'0" x 11'0") provides space for formal meals while the well appointed kitchen(12'11" x 18'11") boasts oak worktops, integrated appliances (including a rangemaster oven, dishwasher, and gas hob), ample storage, and convenient space for a washing machine (plumbing available in the garage). A separate study (8'10" x 8'6") provides a quiet workspace. A cloakroom completes this floor.
- First Floor: A spacious landing provides access to the principal bedroom (17'0" x 11'0" maximum) with an en-suite bathroom including a shower cubicle, WC, basin, and heated towel rail. Three further bedrooms (13'1" x 8'11", 15'1" x 10'2", and 9'3" x 8'11") provide ample space for family and guests. A family bathroom (8'4" x 5'10") with a bath, shower, WC, basin, and heated towel rail completes the first floor.

KEY FEATURES:

- Modern Kitchen: Fitted with a rangemaster, dishwasher, and gas hob. Oak worktops and ample storage.
- Updated Bathrooms: Stylish family bathroom and en-suite with contemporary fittings.
- Energy Efficiency: Double glazing throughout and Modern gas central heating boiler.
- Central Heating: Gas central heating via radiators (Worcester boiler installed 2020, serviced annually).
- Parking: Off-road parking for two/three cars and a long single garage with sink and plumbing for a washing machine.
- Storage: Loft space (insulated, boarded, and lit).



"The property has been designed with an eye to space, light and versatility..."

LOCATION & COMMUNITY:

- Attractive Gardens & Convenient Location:**

The property enjoys a south-facing rear garden, partly walled, providing a good degree of privacy. A gated side access offers additional convenience. The garden is predominantly lawned with mature trees, plants, and shrubs, and features patio areas.

- Family-Friendly Environment:**

Hardwick is particularly well-suited for families. The local primary schools, including Hardwick and Cambourne Community Primary School and others nearby, consistently receive good Ofsted ratings, providing a solid educational foundation for children. While competition for places can be high, reflecting the quality of these schools, the availability of multiple well-regarded options nearby alleviates concerns. For secondary education, Comberton Village College offers an outstanding option, albeit with potential competition for places. Beyond education, Hardwick's numerous parks, such as Hardwick Play Park and Grenadier Walk Recreation Area, offer ample space for children to play, fostering a strong sense of community amongst families. Regular family-friendly events throughout the year create a vibrant social calendar, further enhancing the village's close-knit atmosphere and making Hardwick an ideal environment for raising a family.

- Excellent Connectivity:**

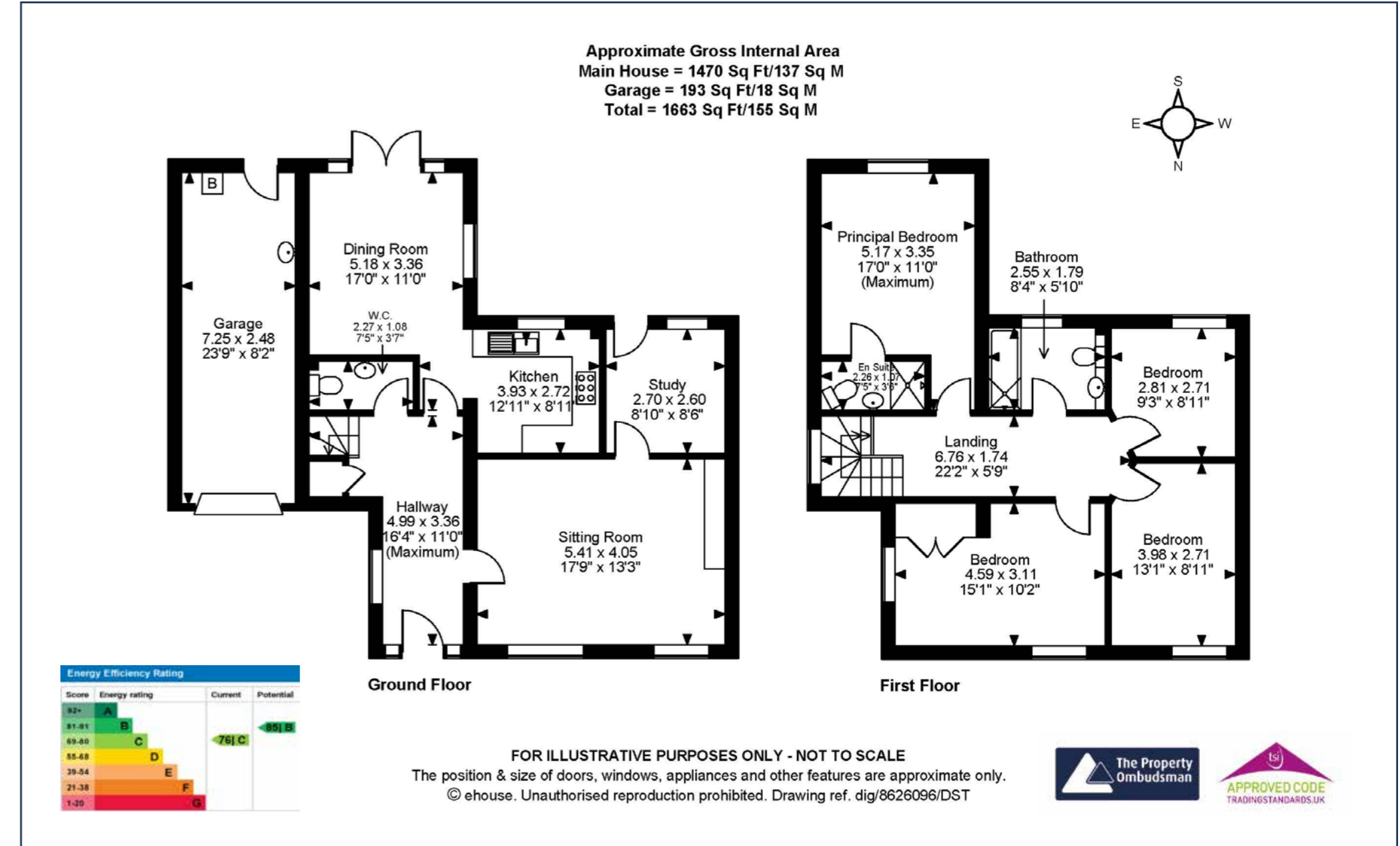
Hardwick benefits from convenient transport links, providing both road and public transport options. The frequent bus services and excellent road connections via the A428 ensure effortless commutes to Cambridge and other nearby towns. This easy access to major employment hubs and other facilities without sacrificing the peace of a village setting is one of Hardwick's most appealing features. Rail connections are available to London from neighbouring Cambridge and St. Neots.

- Amenities and Services:**

Despite its village setting, Hardwick boasts a surprising range of local amenities. From essential shopping at the Nisa convenience store and Post Office, only a short two minute walk from the house to the delightful dining experience at the Historic Blue Lion pub, residents have easy access to most everyday necessities. Beyond this, healthcare services, fitness centres, hair salons, and even a veterinary care centre are all within easy reach.

- Outdoor Recreation:**

Nature lovers will find Hardwick particularly appealing. The village is surrounded by open countryside with various footpaths and bridleways over fields to the neighbouring villages. It offers a fine balance between convenient access to the city and a sense of being part of a small village community.



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