



HARRIS CLOSE, HARDWICK, CAMBRIDGE, CB23 7EX

- Cambridge - approx. 7 miles
- Comberton Village College - approx. 2.5 miles
- Addenbrookes Hospital - approx. 10 miles

Open-plan reception room • Fully-fitted kitchen •
Downstairs cloakroom/WC • Three bedrooms • Two
bathrooms (one en-suite) • Garage & driveway • Good-
size lawned garden • NO ONWARD CHAIN • EPC rating
B

DESCRIPTION

This attractive and bright semi-detached property is part of a recent development built about 4 years ago by the highly-regarded developer, Hill Residential. The bright and spacious accommodation, which extends to over 1110sqft, is extremely well-presented and appointed with a modern, stylish and sleek finish throughout.

On the ground floor, the focus is the open plan living area. There is ample space for sitting and dining with patio doors to the garden. The fully-equipped kitchen has a good range of wall and base units, quartz worksurfaces and integrated appliances including fridge, freezer, oven, microwave, electric hob, dishwasher and washer/dryer. There is a pantry, cloaks cupboard and a ground floor WC.

On the first floor are three good-size bedrooms, one with fitted wardrobes and two contemporary bathrooms (en-suite shower room and family bathroom with shower over the bath). The house benefits from abundant natural light, ample storage, double glazing, underfloor heating and air conditioning on the ground floor and zoned thermostatically controlled heating.

A BEAUTIFULLY APPOINTED, MODERN FAMILY HOME WITH GARAGE AND LARGE GARDEN IN A QUIET CUL-DE-SAC LOCATION CLOSE TO THE CENTRE OF THIS POPULAR VILLAGE.



OUTSIDE

To the front of the property is a small garden, brick paved driveway and a garage. The garage has a door to the rear garden. To the back of the house is a fully enclosed, lawned garden with evergreen shrubs and a variety of other plants. The outside space ideal for children and pets, with a paved terrace, perfect for al-fresco entertaining with access to an outside tap and electrical outlets.

LOCATION

The property is situated in a quiet, family friendly cul-de-sac close to the centre of the village. Hardwick has a rich history dating back to the Domesday Book and beyond with the parish church sitting at its centre. The village pub, The Blue Lion, which opened in 1737, is a popular meeting point and runs fetes and local celebrations. There is also a thriving Sports and Social Club and a well-stocked village shop/post office. There is an Ofsted "Outstanding" rated primary school in the village and secondary schooling available at the highly regarded Comberton Village College. A regular bus provides a service to the college. For the commuter there is excellent road links via the A428 to the A14, A11, M11 and a direct bus link to Cambridge city centre. The village also has access to great, countryside walks.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All main services are connected. Solar panels.

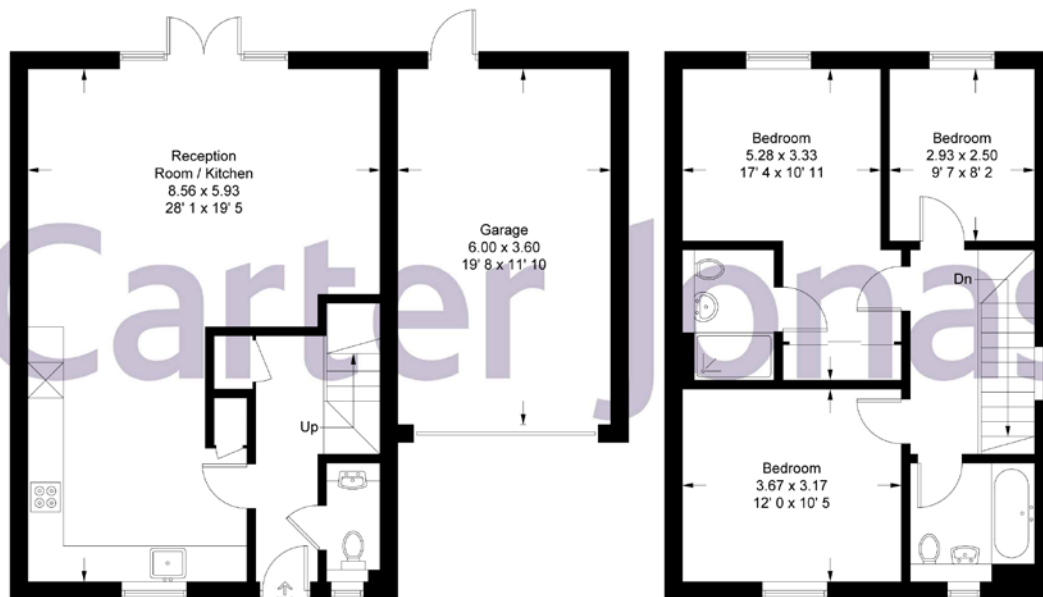
Local Authority: South Cambridgeshire District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330



Harris Close

Approximate Gross Internal Area = 1114 sq ft / 103.5 sq m
Garage = 233 sq ft / 21.7 sq m
Total = 1347 sq ft / 125.2 sq m



Ground Floor
560 sq ft / 52 sq m
(Excluding Garage)

First Floor
554 sq ft / 51.5 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.