



Howells Way, Hardwick, CB23 7FP

CHEFFINS

Howells Way

Hardwick,
CB23 7FP

A most impressive and substantial, modern, detached residence with versatile accommodation, extending to about 2,019 sq feet, and incorporating open plan kitchen/dining room, as well as further spacious reception room, four double bedrooms, study/bedroom five, as well as 2 ensuites and family bathroom. The property occupies a most attractive position at the end of this development with generous landscaped gardens, enjoying views over the adjoining countryside, a large driveways and useful double garage located within this well-served village, just a few miles west of the city.

5 3 2

Guide Price £850,000





LOCATION

The village of Hardwick is located just 7 miles west of the city of Cambridge and enjoys a thriving community spirit and a range of useful amenities including a village store and post office as well as a pub/restaurant. Near to the property there is also an independent gym and hair and beauty studio. The village is in catchment for Comberton Village college and benefits from easy access to Cambridge and London via road and rail.

COVERED ENTRANCE

with colonnade style porch, entrance door with double glazed and frosted pane leading into:

ENTRANCE HALLWAY

staircase rising to the first floor with painted handrail, newel post and spindles, double door storage cupboard, recessed coat store and underfloor heating.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., hand wash basin with mixer tap, wood effect flooring, inset LED downlighters, underfloor heating, double glazed and frosted window to front.

LIVING ROOM

wood effect flooring, underfloor heating, double glazed French doors out onto garden patio, double glazed bay window to front.

KITCHEN/DINING/FAMILY ROOM

Kitchen is fitted with a generous range of storage cupboards and drawers to base level and storage cupboards to eye level with stone work surfaces and matching upstands and undermount one and a half bowl sink unit with mixer tap and grooved drainer, fitted AEG appliances including 4 ring induction hob with extractor above, integrated fridge/freezer, double AEG oven, integrated dishwasher. Dining Area with French doors leading out to patio, double glazed windows to both sides aspects. FAMILY ROOM area with double glazed windows to rear, inset LED lights, underfloor heating throughout.

UTILITY ROOM

with a generous range of fitted storage cupboards with stone working surfaces and matching upstands,

undermount single drainer sink unit with mixer tap and grooved drainer, space and plumbing for washer and dryer, cupboard housing Vaillant boiler, high level fitted cabinets.

ON THE FIRST FLOOR**SPACIOUS LANDING**

stairs with newel post and spindles, leading to:

UPSTAIRS LANDING

large double storage cupboard, double panelled radiator, double glazed windows to front..

PRINCIPAL BEDROOM SUITE

range of fitted wardrobe cupboards, double panelled radiator with double glazed windows to rear and side.

ENSUITE SHOWER ROOM

fitted with white suite comprising low level dual flush w.c., wall hung wash hand basin with mixer tap, walk-in tiled shower cubicle with drencher shower and handheld rose, ceiling with inset downlighters, extractor fan, tiling to part walls and tiled floor with underfloor heating, heated towel rail/radiator.

BEDROOM 2

with double glazed window to rear, double panelled radiator.

ENSUITE SHOWER ROOM

fitted with white suite comprising low level dual flush w.c., wall hung wash hand basin with mixer tap, walk-in tiled shower cubicle with handheld rose, ceiling with inset downlighters, extractor fan, tiling to part walls and tiled floor with underfloor heating, heated towel rail/radiator, double glazed and frosted window to the side.

BEDROOM 3

with double glazed windows to front, double panelled radiator.

BEDROOM 4

with double glazed windows to front, double panelled radiator.

BEDROOM 5

with double glazed windows to rear, double panelled radiator.

BATHROOM

fitted with a white four piece suite comprising tiled walk-in shower with glazed sliding door, handheld rose, panelled bath with wall mounted mixer, wall hung wash hand basin and low level dual flush w.c., extensive ceramic tiling to part walls and floor with underfloor heating, heated towel rail/radiator, ceiling with inset downlighters, extractor fan.

OUTSIDE

The property is located at the end of this cul-de-sac with a large block paved driveway and additional block paved driveway leading to the DETACHED DOUBLE GARAGE with lights and fitted electric, EV charger

The gardens extend to the side and rear and are principally laid to lawn with 2 patio areas by the French doors, shrub border and low level fencing at the backing onto communal biodiversity park. Side access gate to driveway



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



Guide Price £850,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - South Cambridgeshire District Council



**Approximate Gross Internal Area 2019 sq ft - 188 sq m
(Excluding Garage)**

Ground Floor Area 1017 sq ft – 95 sq m

First Floor Area 1002 sq ft – 93 sq m

Garage Area 537 sq ft – 50 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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