



Ellison Lane, Hardwick CAMBRIDGE
£325,000 Freehold

**Sharman
Quinney**

Key Features



- Two Bedroom Link-Detached House
- Well Presented Throughout
- Two Generous Sized Rooms
- Ideal First Time Purchase
- Garage and Generous Driveway

Hardwick is a well-regarded village in Cambridgeshire, located approximately 6 miles west of Cambridge and 4 miles east of Cambourne.

The village benefits from convenient transport links, including regular bus services to St Ives and Cambridge. A dedicated cycle route also provides direct access to Cambridge via St Neots Road and Madingley Road.

Local amenities include a village shop, post office, and various independent businesses. Recreational facilities are plentiful, with a village recreation ground featuring a football pitch, cricket square, skate ramp, tennis courts, and several children's play areas.



Educational provision includes Hardwick Community Primary School on Limes Road, with secondary education served by Comberton Village College.

ACCOMMODATION

Entrance Hall

Entrance door to the side aspect, with internal access to the garage, which is currently utilised as a home gym and utility area.

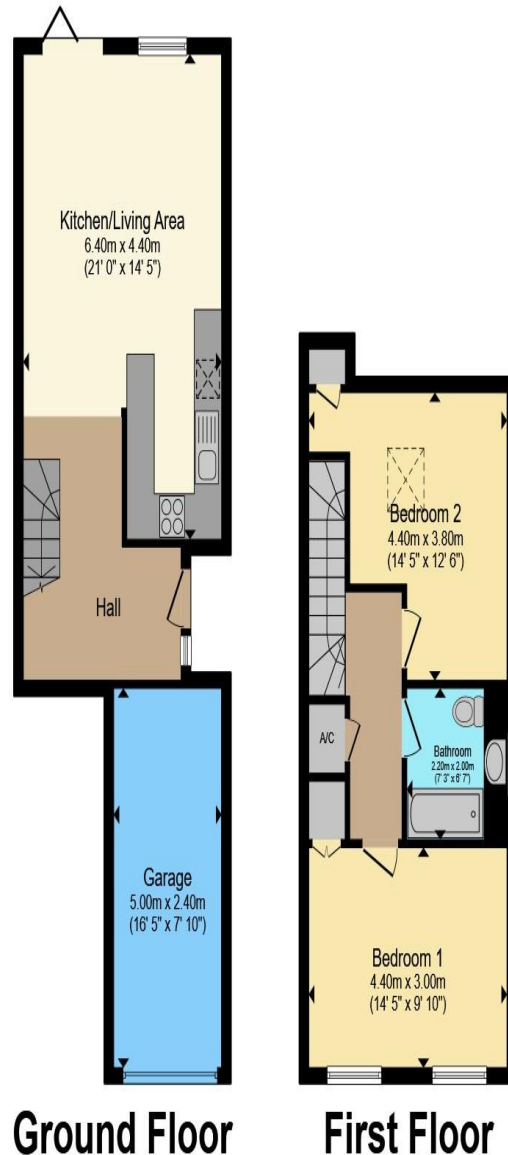
Kitchen/Living Area (21'5" x 14'6" max / 6.53m x 4.42m max)

A contemporary surprisingly spacious open-plan space featuring bifold doors opening onto the rear garden. The refitted kitchen comprises a range of wall and base units with complementary work surfaces, a stainless steel one-and-a-half bowl sink with drainer, and tiled splashbacks. Integrated appliances include a dishwasher, fridge/freezer, microwave, electric oven, and electric hob with cooker hood above. Additional features include a breakfast bar, spot lighting, two radiators, and stairs leading to the first floor. There is also ample under the stairs space, configured as an office space as well as having a built-in hidden cupboard and drawers for extra storage.

Landing

Stairs rise from the kitchen/living area to the





Ground Floor

First Floor

Total floor area 85.5 m² (920 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Sharman
Quinney

landing, providing access to the loft and a storage cupboard, currently arranged as a walk-in wardrobe.

Bedroom One (14'6" max x 12'3" max / 4.42m x 3.73m max)

Two windows to the front aspect and a radiator. Built in wardrobes and ample storage complete this room.

Bedroom Two (14'11" x 13' max / 4.55m x 3.96m max)

Velux window to the rear aspect, with eaves storage, radiator, and restricted head height.

Bathroom

Fitted with a modern suite comprising a vanity wash hand basin, WC, and bath with mixer taps and shower over, with glass screen. Additional features include part-tiled walls, tiled flooring, extractor fan, shaver point, chrome heated towel rail, spot lighting, and a window to the side aspect.

EXTERNALLY

To view this property call Sharman Quinney on:
01954 710620

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01954 710620

 13 High Street, Cambourne, CAMBRIDGE,
Cambridgeshire, CB23 6JX

 cambourne@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: CSQ204426 - 0005

