



1 Harris Close, Hardwick, Cambridge, CB23 7EX  
Guide Price £400,000 Freehold



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**A MODERN SEMI-DETACHED HOUSE, CONSTRUCTED BY HILL RESIDENTIAL IN 2021, BEAUTIFULLY PRESENTED THROUGHOUT, MAKING IT AN IDEAL FIRST TIME BUYER OR INVESTMENT PURCHASE AND LOCATED WITHIN THIS SOUGHT-AFTER VILLAGE.**

- 2 bedroom semi-detached house
- 2 bathrooms, 1 reception room
- Driveway parking
- EPC - B / 89
- Gas-fired central heating to radiators
- 875 sqft /81 sqm
- Constructed in 2021
- NHBC guarantee - 5 years remaining
- South-facing garden
- Underfloor heating to ground floor

The property, which benefits from a south-facing garden, occupies a pleasant cul-de-sac position just a short walk from the village primary school and shop. Constructed by the award winning Hill Residential in 2021 to a spacious and well-planned design, all finished to exacting standards throughout.

The accommodation comprises a welcoming reception hall with stairs to first floor accommodation, and a cloakroom/WC just off. The kitchen is fitted with contemporary cabinetry, fitted Silestone working surfaces with inset one and a half sink unit with a mixer tap and bevel drainer. There are a range of integrated appliances and these include a Bosch induction hob, oven, a combination microwave oven, fridge/freezer, dishwasher and a washing machine. A further cupboard houses the wall mounted gas-fired Valiant combi-boiler. The dual aspect sitting/dining room boasts French doors out to the garden, a storage cupboard and Karndean flooring, which flows throughout the ground floor with underfloor heating.

Upstairs, off the half galleried landing is an airing cupboard and roof space access, two bedrooms including the master bedroom with mirror fronted wardrobe cupboards and an ensuite shower room, comprising close-coupled WC, vanity wash hand basin, tiled shower cubicle and attractive ceramic tiling. Bedroom two is serviced by the family bathroom, which comprises a low level WC, wall mounted wash hand basin, panelled bath and attractive wall and floor tiles.

Outside, the rear garden is laid mainly to lawn with flower and shrub borders, a paved patio, timber shed and gated access leads out to a block paved driveway which accommodates two vehicles.

**Location**

Hardwick is an attractive village lying just 5 miles west of Cambridge. It is a village surrounded by open countryside where there are several golf courses and excellent walks nearby, including the well known Wimpole Way. There is also a cycle path from the village to Cambridge. It benefits from a convenience store, post office, a public house, a church and a well regarded primary school.

Hardwick is in the catchment for the Comberton Village College and sixth form. Communications are excellent with easy access to the A428 and junction 13 of the M11 being just over 3 miles distant. The Cambridge Science Parks as well as the city centre are easily accessible. The village is now also served by super fast fibre optic broadband.

**Tenure**

Freehold

**Services**

Mains services connected include: gas, electricity, water and mains drainage.

**Statutory Authorities**

South Cambridgeshire District Council  
Council tax band-C

**Fixtures and Fittings**

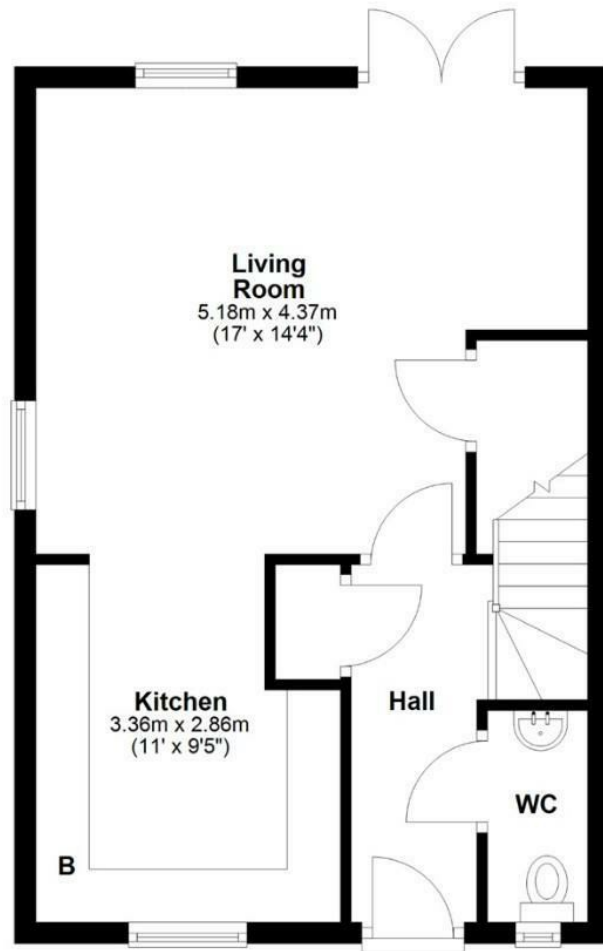
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

**Viewing**

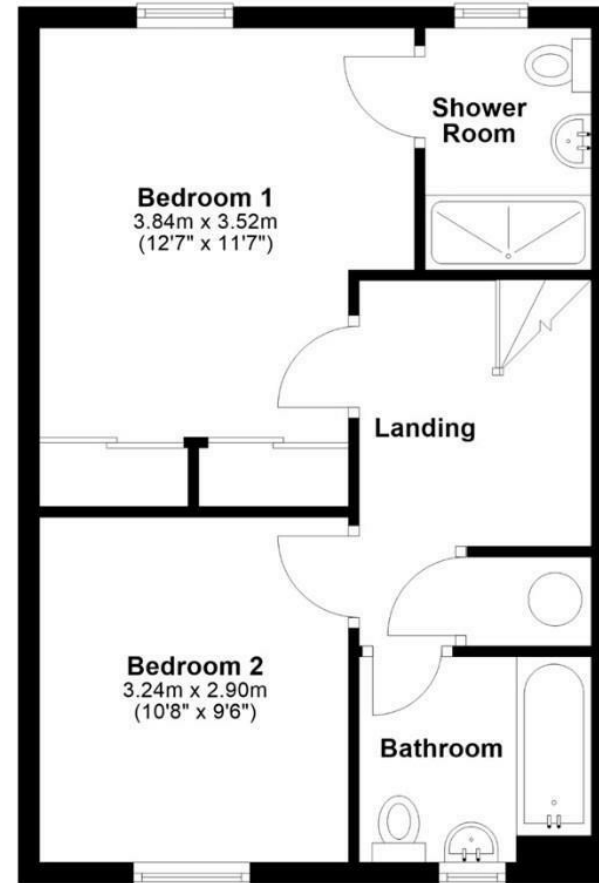
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris



## Ground Floor



## First Floor



Approx. gross internal floor area 81 sqm (875 sqft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		89	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	