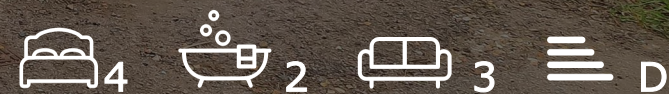




111 Cambridge Road  
Hardwick, CB23 7QG

**Guide price £575,000**



# 111 Cambridge Road

Hardwick, CB23 7QG

- Exceptionally Stylish
- Detached Home
- Comberton Village College Catchment
- Perfect for Families

A beautifully presented four bedroom detached home, extending to over 1,300 sq ft, ideally positioned within the sought after village of Hardwick.

Upon entry, a welcoming hallway with dark tiled flooring leads through to an impressive open plan living and dining space. Dual aspect views to the front and rear flood the room with natural light, while the bamboo wood flooring adds a refined finish. There is ample space for both seating and dining, complemented by a charming wood burner and patio doors opening onto the garden, creating a bright and inviting atmosphere.

The kitchen offers a timeless, classic style with generous worktop space, a range of fitted units, an integrated gas hob and oven with extractor, and space for additional white goods including a tall fridge freezer. A large window overlooks the rear garden, enhancing the light and outlook.

Further to the ground floor is a stylish cloakroom, ideal for guests, and a versatile, spacious utility room with vaulted ceilings, skylights, and direct access to the garden. Of the two garages, one remains as practical storage, while the other has been thoughtfully converted into a gym, finished with neutral décor and carpeting, along with an additional storage cupboard.





Upstairs, the property continues to impress with four well proportioned double bedrooms. The front bedroom enjoys views across open fields and benefits from integrated wardrobes, currently arranged as a dressing room. The principal bedroom to the rear offers a calm and restful setting, with the remaining rooms currently used as a guest bedroom and home office, providing flexibility to suit a variety of needs.

The family bathroom is fully tiled and fitted with a shower over bath, basin with vanity unit, WC, and a window for natural ventilation. An airing cupboard is also located on the landing.

Externally, the property is set back from the road, with mature planting providing privacy to the front. A driveway offers parking for two vehicles alongside a lawned area. The rear garden is well balanced, featuring a patio seating area, a generous lawn, a slate section with a purpose built flower bed, two sheds, and convenient side access.

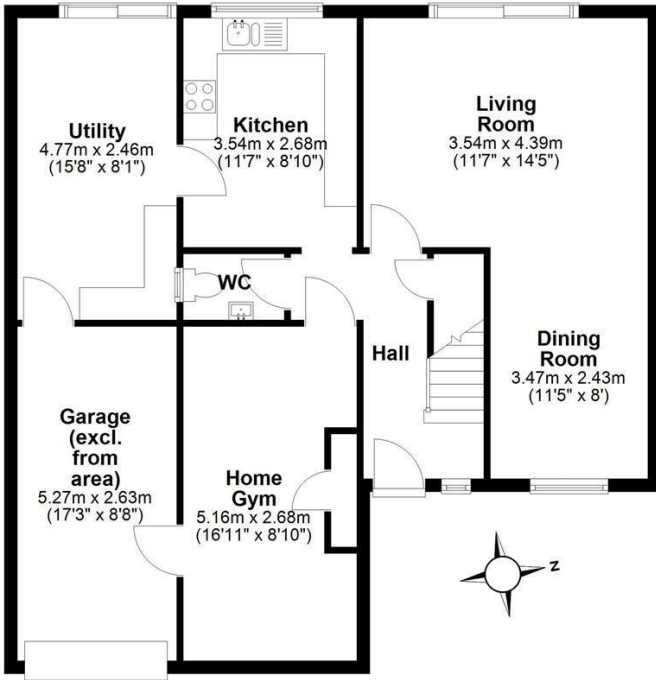
With excellent connectivity to Cambridge city centre, as well as the A428 and M11, this stylish home offers the perfect balance of peaceful village living and accessibility. It also falls within the catchment area for the highly regarded Comberton Village College.

///[cobble.acre.jaundice](#)



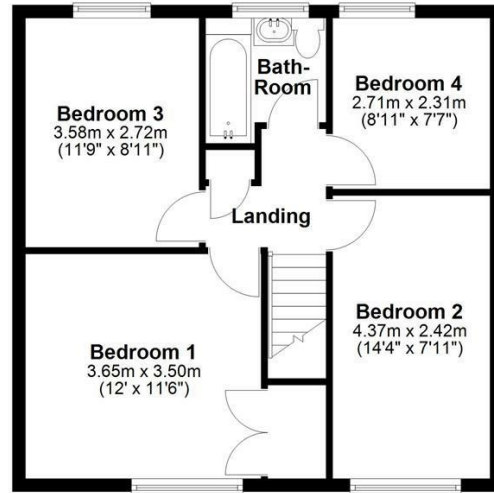
## Ground Floor

Approx. 70.7 sq. metres (761.1 sq. feet)



## First Floor

Approx. 51.3 sq. metres (551.9 sq. feet)

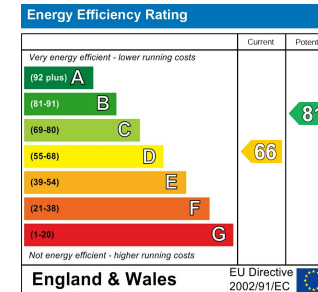


Total area: approx. 122.0 sq. metres (1313.0 sq. feet)

Drawings are for guidance only  
 Plan produced using PlanUp.



## Energy Efficiency Graph



Tenure: Freehold  
 Council tax band: B

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cambridge Victoria  
 154-156 Victoria Road, Cambridge CB4 3DZ  
 01223 439 888 theteam@grayandtoynbee.com

Cambridge South  
 Adkins Corner, Perne Road, Cambridge CB1 3RU  
 01223 439 555 theteam@grayandtoynbee.com

Waterbeach  
 17 High Street, Waterbeach, CB25 9JU  
 01223 949 444 waterbeach@grayandtoynbee.com