

**ENTRANCE PORCH** Radiator, tiled floor, door to entrance hallway.

**ENTRANCE HALLWAY** Stairs leading to first floor, doors off to all rooms, double radiator, built in cupboard with shelving.

**FAMILY ROOM** 11' 0" x 10' 9" (3.35m x 3.28m) Double glazed window to front, radiator.

**BEDROOM FOUR** 11' 7" x 10' 9" (3.53m x 3.28m) Double glazed window to front, double radiator, range of built in wardrobes.

**GROUND FLOOR BATHROOM** Obscured double glazed window to side, w.c, hand basin, freestanding roll top bath with claw feet, walk in tiled shower cubicle with Aqualisa shower and chrome fittings. Chrome heated towel rail, built in cupboard, inset spot lights to ceiling, tiled splash back, tiled floor.

**DINING ROOM** 12' 9" x 11' 11" (3.89m x 3.63m) Double glazed window to side, radiator, built in wardrobe, exposed brick work wall, archway to living room, wood flooring, door to kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM** 15' 0" x 10' 0" (4.57m x 3.05m) Double glazed window to side, range of fully fitted wall and base units, drawers under rolled edge worktops, worksurfaces over and tiled splash back. Integrated dishwasher, space for fridge/freezer, wine fridge, space for range cooker, radiator, tiled floor, inset spot lights to ceiling, door to utility room.

**UTILITY ROOM** 8' 2" x 5' 11" (2.49m x 1.8m) Double glazed window to front, range of wall units with worksurfaces over, space and plumbing for washing machine, space for tumble dryer, radiator, tiled floor, stable door to garden.

**L-SHAPED LOUNGE/DINER** 25' 1" x 19' 7" narrowing to 13'1" (7.65m x 5.97m) Double glazed patio doors to garden, double glazed window to rear, brick fireplace with multi fuel burning stove, wood flooring.

**FIRST FLOOR LANDING** Velux window to side, doors off to bedroom one, two and three.



**BEDROOM ONE** 16' 6" x 14' 3" (5.03m x 4.34m) Double glazed window to front, velux window to side, range of fully fitted wardrobes with shelving and hanging, radiator.



**EN-SUITE SHOWER ROOM** Velux window to side, w.c, hand basin, tiled shower cubicle, radiator, airing cupboard housing hot water tank.



**BEDROOM TWO** 16' 2" x 10' 3" (4.93m x 3.12m) Double glazed window to rear, velux window to side, radiator.

**BEDROOM THREE** 12' 11" x 10' 3" (3.94m x 3.12m) Double glazed window to rear, velux window to side, radiator, loft access, eaves storage space.

**GARDENS AND PARKING** Five bar gated entrance leads to a driveway providing off road parking for numerous vehicles. A detached double garage with two up and over doors, power and light connected, overhead storage, personal door to side. To the side of the property is a gated courtyard garden and bin store. The rear garden has views over fields and is laid mainly to lawn with an expanse of patio, pergola, raised Koi pond with pump, timber constructed gazebo with wisteria, well stocked perennial and shrub borders, various mature trees, treehouse, timber raised vegetable beds, timber shed and dog run.



**DETACHED STUDIO** 11' 9" x 11' 8" (3.58m x 3.56m) Brick and timber construction, power and light connected.



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57 St. Neots Road, Hardwick, Cambridge,  
CB23 7QH

£550,000 Freehold

An extended detached bungalow, set within a wonderfully established and vast garden, which backs onto fields. The property offers versatile accommodation and would make an ideal family home, as it has for the current vendors for many years. With easy access into Cambridge and catchment for the highly regarded Comberton Village College.



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