



**JOHNSON DRIVE**  
Hardwick

**Carter Jonas**



## JOHNSON DRIVE, HARDWICK, CAMBRIDGE, CB23 7EU

- Cambridge - approx. 7 miles
- Comberton Village College - approx. 2.5 miles
- Addenbrookes Hospital - approx. 10 miles

Open-plan reception room • Fully-fitted kitchen • Downstairs cloakroom/WC • Three bedrooms • Two bathrooms (one en-suite) • Garage & driveway • Good-size lawned garden • EPC rating B

### DESCRIPTION

This attractive and bright semi-detached property is part of a recent development built about 4 years by the highly-regarded developer, Hill Residential. The bright and spacious accommodation, which extends to over 1159sqft, is extremely well-presented and appointed with a modern, stylish and sleek finish throughout.

On the ground floor, the focus is the open plan living area. There is ample space for sitting and dining with patio doors to the garden. The fully-equipped kitchen has a good range of wall and base units and integrated appliances including fridge, freezer, oven, microwave, electric hob, dishwasher and washer/dryer. There is also a cloaks cupboard and a ground floor WC.

On the first floor are three good-size bedrooms (one with fitted cupboards) and two contemporary bathrooms (en-suite shower room and family bathroom with shower over the bath). The house benefits from abundant natural light, ample storage and double glazing.

**A VERY WELL-PRESENTED MODERN FAMILY HOME WITH GARAGE AND LARGE GARDEN IN A QUIET CUL-DE-SAC LOCATION CLOSE TO THE CENTRE OF THIS POPULAR VILLAGE.**





## OUTSIDE

To the front of the property is a small garden, brick paved driveway and a large garage. The garage has a door to the rear garden. To the back of the house is a fully enclosed, lawned garden. The outside space ideal for children and pets, with a paved terrace, perfect for al-fresco entertaining with access to an outside tap and electric outlet.

## LOCATION

The property is situated in a quiet, family friendly cul-de-sac close to the centre of the village. Hardwick has a rich history dating back to the Domesday Book and beyond with the parish church sitting at its centre. The village pub, The Blue Lion, which opened in 1737, is a popular meeting point and runs fetes and local celebrations. There is also a thriving Sports and Social Club and a well-stocked village shop/post office. There is an Ofsted "Outstanding" rated primary school in the village and secondary schooling available at the highly regarded Comberton Village College. A regular bus provides a service to the college. For the commuter there is excellent road links via the A428 to the A14, A11, M11 and a direct bus link to Cambridge city centre. The village also has access to great, countryside walks.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All main services are connected. Solar panels

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330

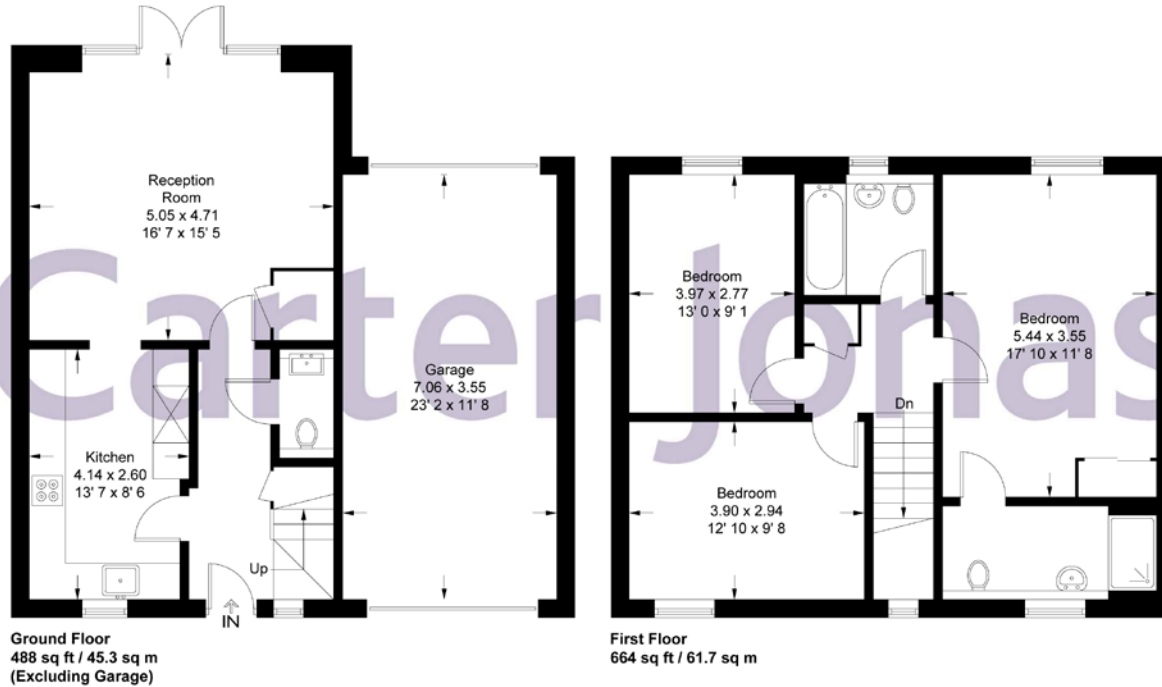


## Johnson Drive

Approximate Gross Internal Area = 1152 sq ft / 107 sq m

Garage = 269 sq ft / 25 sq m

Total = 1421 sq ft / 132 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	89
(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, Scotland & Wales	EU Directive 2002/91/EC	

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