



**Mill Hill, Swaffham Prior CB25 0JZ**

**Guide Price £330,000**



## Mill Hill, Swaffham Prior CB25 0JZ

An established semi-detached family home occupying a generous size plot and located in striking distance of the City of Cambridge.

Updated and improved in recent years, this property offers accommodation to include entrance porch, living room, appealing open plan refitted kitchen/dining room, utility room, shower/bathroom, three good size bedrooms.

Externally the property boasts substantial gardens and extensive driveway with useful outbuilding.

No chain – viewing recommended

### Entrance Hall

With door leading to living room. Stairs leading to first floor.

### Living Room 13'8" x 10'9" (4.18m x 3.29m)

Generous living room with window to the front aspect. Doors leading to entrance hall and dining room.

### Dining Room 15'8" x 11'6" (4.78m x 3.53m)

Spacious dining room with opening to kitchen and door to living room. Built-in storage cupboards.

### Kitchen 9'5" x 7'0" (2.89m x 2.14m)

Range of matching eye and base level cupboards with work top over. Stainless steel sink and drainer with taps over. Space for cooker with extractor above. Space for fridge/freezer. Tiled flooring leading to spacious dining area. Built-in storage cupboards. Panelled electric heaters. Window to the rear aspect. Half glazed door to the rear garden.

### Utility Room 6'2" x 5'9" (1.90m x 1.76m)

With doors leading to dining room and bathroom. Built-in storage cupboard.

### Bathroom

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and generous walk-in shower with wall

mounted shower. Bespoke built-in storage units. Attractively tiled. LVT wood flooring. Ladder radiator. Door to utility room.

### Landing

With doors leading to all bedrooms. Stairs leading to ground floor.

### Bedroom 1 11'1" x 10'9" (3.38m x 3.29m)

Spacious bedroom with window to the front aspect. Built-in wardrobes and storage cupboard. Panelled electric heater. Door to landing.

### Bedroom 2 11'7" x 10'0" (3.55m x 3.05m)

With window to the rear aspect. Panelled electric heater. Door to landing.

### Bedroom 3 8'1" x 6'8" (2.48m x 2.04m)

With window to the rear aspect. Panelled electric heater. Door to landing.

### Outbuilding 11'4" x 7'5" (3.46m x 2.28m)

### Outbuilding 17'1" x 7'5" (5.22m x 2.28m)

### Outside - Front

Spacious gravel driveway providing ample off street parking, with fencing to the boundary. Steps leading to front door. Access gate to the rear.

### Outside - Rear

Spacious rear garden with views over the surrounding countryside. Patio area. Timber sheds. Access gate leading to the front.

## PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - B (East Cambs)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 86 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Electric

Broadband Connected - tbc

Broadband Type – Superfast available, 167Mbps download, 23Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

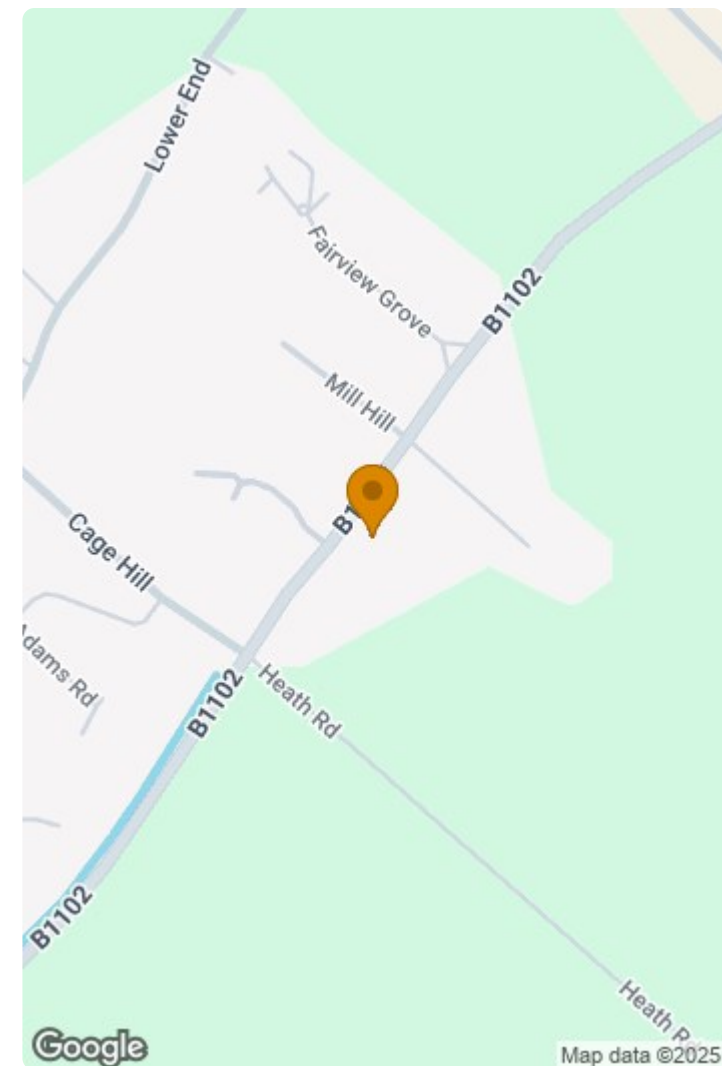
Lying 5 miles west of Newmarket, and two miles south west of Burwell, the village is often paired with its neighbour Swaffham Bulbeck, and are collectively referred to as 'The Swaffhams'. Swaffham Prior was often known as Great Swaffham in past centuries. Swaffham Prior is perhaps best known for its two churches (Saint Mary's and Saints Cyriac and Julitta's) in the same churchyard. On this site we have reproduced by kind permission of the author, a web version of Elizabeth Everitt's very interesting booklet on the history of the churches (see below). Copies of a shortened version covering just St Mary's are available to buy in St Mary's and similarly a more recent booklet on the history of St Cyriac's in St Cyriac's. Just down the road to the East is the Devil's Dyke; an ancient earthwork. This provides good walking opportunities with views across the surrounding countryside and has some interesting plants growing on it. The National Trust's Wicken Fen Vision will extend the area of fen being restored to its natural state to include areas of fen within the parish. Cycle and walking routes being established in connection with this are readily accessible from the village.

# Approximate Gross Internal Area 973 sq ft - 90 sq m (Excluding Outbuilding)

Ground Floor Area 595 sq ft – 55 sq m

First Floor Area 378 sq ft – 35 sq m

Outbuilding Area 218 sq ft – 20 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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