**Mill Hill,**
**Swaffham Prior, Cambridgeshire CB25 0JZ**
**£350,000**

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# Mill Hill, Swaffham Prior, Cambridgeshire CB25 0JZ

**A recently improved and skilfully extended semi-detached family home set within a lovely size plot and enjoying some tremendous open views to the rear aspect.**

**This established property offers generous size rooms throughout including two reception rooms, refitted kitchen/dining room, utility room/scullery, bathroom and three bedrooms.**

**Externally the property offers extensive gravelled driveway providing parking, garage and a delightful mature gardens.**

## Entrance Hall
Entrance hall with access to stairs and a door leading to:

## Living Room
13'7" x 10'10"
Internal french doors leading to dining room. Window to front aspect.

## Dining Room
17'1" x 11'7"
Aircon Installed. Built in storage cupboards. Internal door to utility room and opening through to kitchen/breakfast room.

## Kitchen/Breakfast Room
17'5" x 9'5"
Fitted with a range of eye and base level units with worktop top over. Integrated sink with mixer tap. Integrated hob, double oven and dishwasher. Window to side aspect and skylights. Internal door to utility room, external door to rear garden.

## Utility
10'1" x 6'0"
Fitted with a range of eye and base level units with worktop top over. Integrated sink with mixer tap. Space for white goods. Internal door to bathroom.

## Bathroom
Suite comprising of panelled bath with shower overhead, WC and handwash basin.

## Bedroom 1
13'7" x 10'10"
Aircon Installed. Internal door leading to ensuite. Window to front aspect.

## Ensuite
Suite comprising of shower, WC and handwash basin.

## Bedroom 2
11'7" x 9'11"
Aircon Installed. Window to rear aspect.

## Bedroom 3
8'2" x 6'10"
Window to rear aspect.

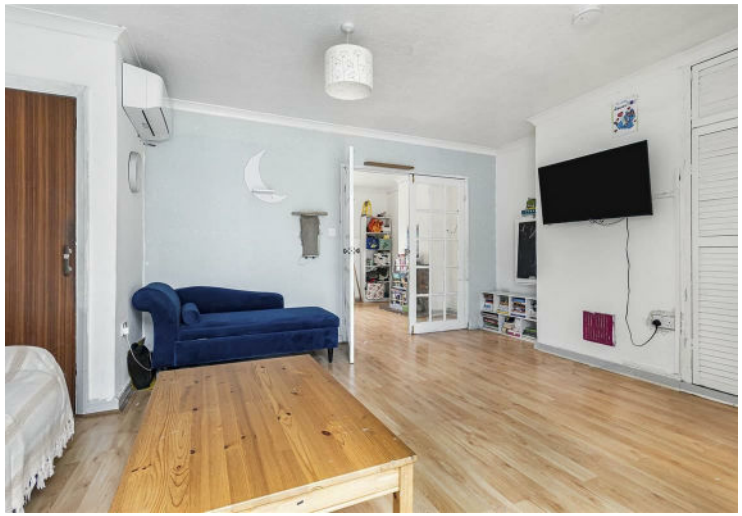
## Garage
23'2" x 9'5"
Power, water and drainage to garage. Access from driveway via an up-and-over garage door. Window to rear aspect, external door to side aspect.

## Outdoor Front
Gravel driveway with parking for multiple vehicles. Access to garage, and access to rear of property via side gate.

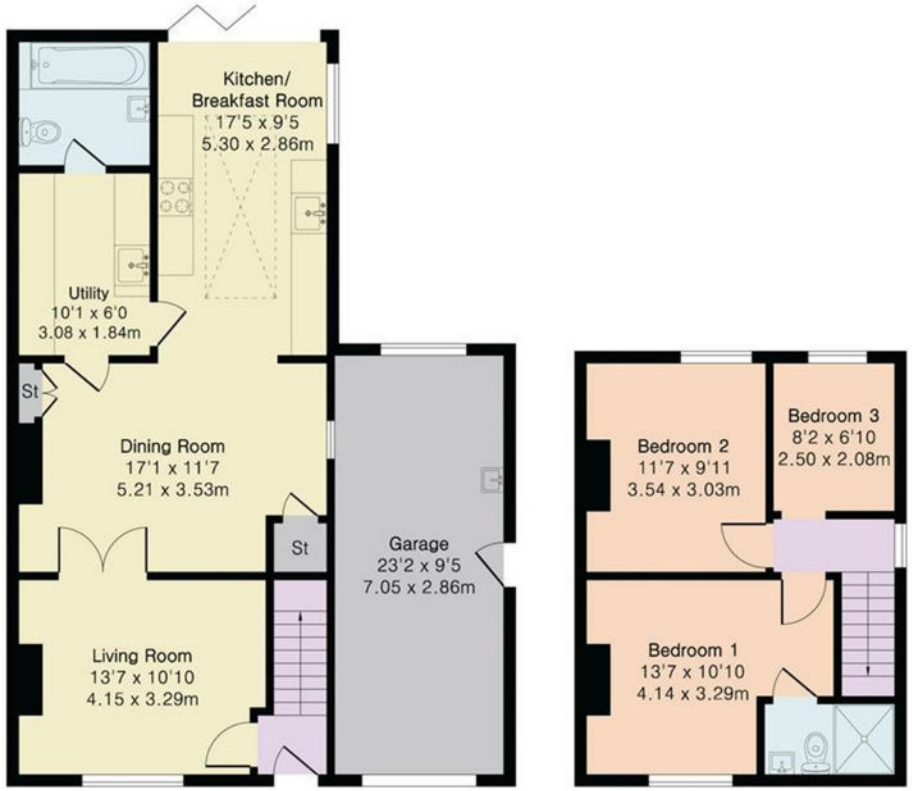
## Outdoor Rear
Patio area leading to long lawned garden with mature shrubberies. Access to garage via door down side passage.

## Property Information
EPC - E
Tenure - Freehold
Council Tax Band - B (East Cambridgeshire)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
SQM: 101
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Air source heat pump
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

## Location
Swaffham Prior is a charming and sought-after village in East Cambridgeshire, surrounded by beautiful open countryside and offering a wonderful blend of rural tranquillity and convenient access to Cambridge and Newmarket. Steeped in history, the village is renowned for its attractive period properties, picturesque village setting, historic churches and iconic windmills. With a strong community feel, a well-regarded primary school, village amenities and excellent opportunities for walking and cycling, Swaffham Prior provides an idyllic setting for those looking to enjoy village life while remaining within easy reach of excellent transport links and the wider amenities of the region.

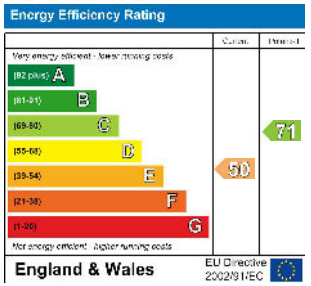


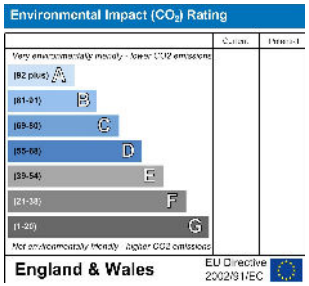
**Approximate Gross Internal Area 1084 sq ft - 101 sq m**
**(Excluding Garage)**
Ground Floor Area 694 sq ft – 65 sq m
First Floor Area 390 sq ft – 36 sq m
Garage Area 218 sq ft – 20 sq m




Ground Floor First Floor

- **Highly Sought After Village Location**
- **Beautiful Views Over Fields**
- **Recently Improved & Extended**
- **Airconditioning Installed**
- **Refitted Kitchen**
- **Large Enclosed Rear Garden**
- **Garage**




PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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ULTIMATE