



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

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Mill Hill, Swaffham Prior, Cambridgeshire CB25 0JZ

A recently improved and skillfully 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, re-fitted 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.

Viewing is essential.

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)**

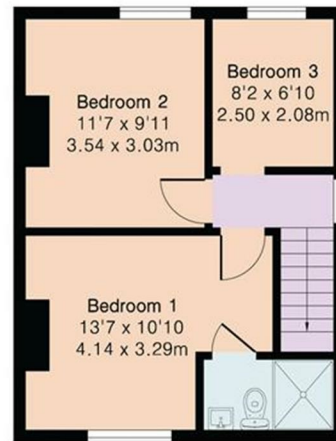
Ground Floor Area 694 sq ft – 65 sq m

First Floor Area 390 sq ft – 36 sq m

Garage Area 218 sq ft – 20 sq m



Ground Floor



First Floor



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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising them therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.







