

Cage Hill, Swaffham Prior, CB25 0JS

CHEFFINS

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Swaffham Prior,
CB25 0JS

3 1 1

Guide Price £369,995

- 3 Generous Bedrooms
- Kitchen/Breakfast Room
- Dual Aspect Living/Dining Room
- Garage & Off-Road Parking
- Delightful Village Location
- Enclosed Rear Garden



A spacious semi-detached home forming part of a development of just six homes situated within this sought after Cambridgeshire village. The property benefits from a spacious double aspect reception room, 3 generous bedrooms and a kitchen/breakfast room. Externally featuring an enclosed rear garden, a garage en bloc and off-road parking.









LOCATION

SWAFFHAM PRIOR is an attractive village lying 8 miles east of Cambridge and 5 miles west of Newmarket. There is a fine blend of both period and modern property and basic amenities, including a public house and a primary school. The nearest secondary school is in the village of Bottisham approximately 3 miles away.

ENTRANCE HALL
with entrance door, quarry tiled flooring, stairs leading to the first floor, under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM
Comprehensively fitted with a range of wall and base units with worktop over, inset sink, space for appliances, tiled flooring, window overlooking the garden and door outside. Opening through to;

LIVING/DINING ROOM
A generous dual aspect reception room with plenty of space for a dining table, parquet flooring, sliding doors to the conservatory.

CONSERVATORY
with views over the garden, door leading outside.

CLOAKROOM
Situated on the half landing with a low level WC, wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1
A double bedroom with outlook to the rear aspect.

BEDROOM 2
A double bedroom with built-in storage cupboard, outlook to the front aspect.

BEDROOM 3
with outlook to the rear aspect.

BATHROOM
Comprising a Japanese style deep soak bath with shower over, vanity cupboard with wash hand basin, low level WC, tiled walls, window to the front aspect.

OUTSIDE
The property is situated within a 1960's development set back from the road behind an established hedge line and approached via a shared pathway leading to the front garden laid to lawn. Gated side access leads to the rear garden with an extensively paved dining terrace and an area laid to lawn with established flowerbeds.

GARAGE
An en bloc garage located just a short walk from the property with an allocated parking space in front.

SALES AGENTS NOTES
For more information on this property, please refer to the Material Information Brochure on our website.



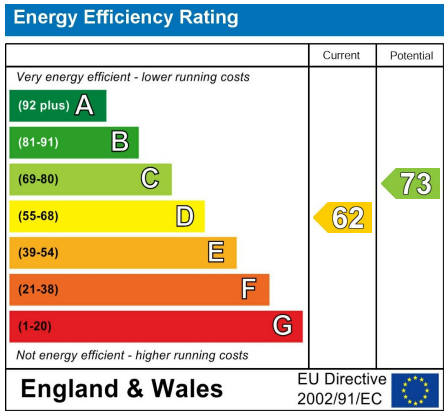








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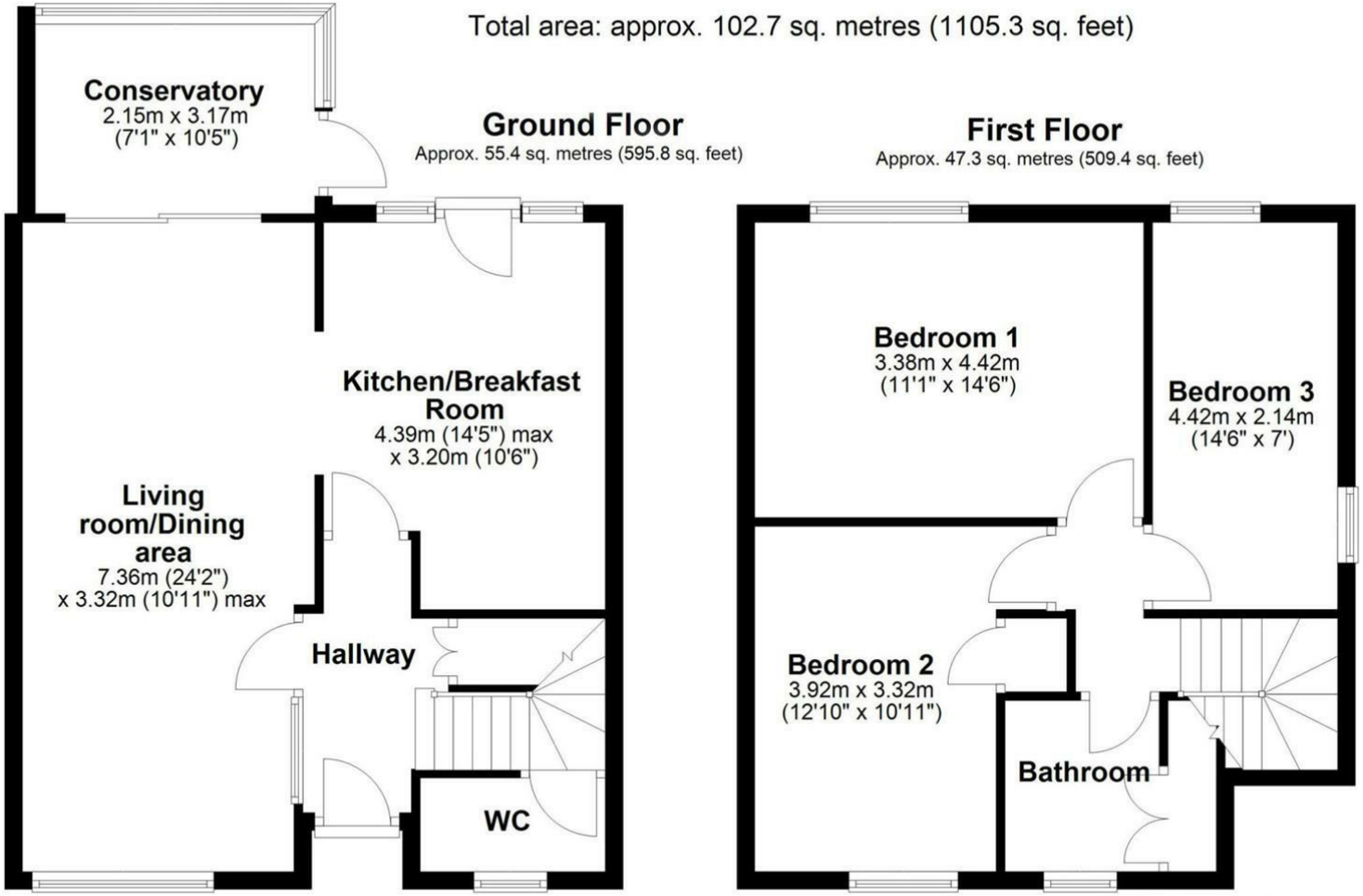


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Tenure - Freehold
Council Tax Band - D
Local Authority - East Cambridgeshire



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Total area: approx. 102.7 sq. metres (1105.3 sq. feet)



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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