



Mill Hill, Swaffham Prior Cambridge
£325,000 Freehold

**Sharman
Quinney**

Key Features



- Three-bedroom family home
- Recently extended with Re-Fitted modern kitchen
- Separate living and dining room
- Spacious master bedroom with En-suite
- Updated full fibre broadband

This well-presented three-bedroom semi-detached home has been thoughtfully improved and extended, offering spacious and versatile accommodation in the popular village of Swaffham Prior.

The property is entered via a welcoming entrance hall, with stairs rising to the first floor and access to the comfortable living room at the front of the house. The living room opens through to a generous dining room, providing an excellent space for family life and entertaining, with the accommodation flowing naturally into the extended kitchen/breakfast room.

A particular highlight is the light-filled kitchen/breakfast room, extended in 2022 and designed with both everyday living and



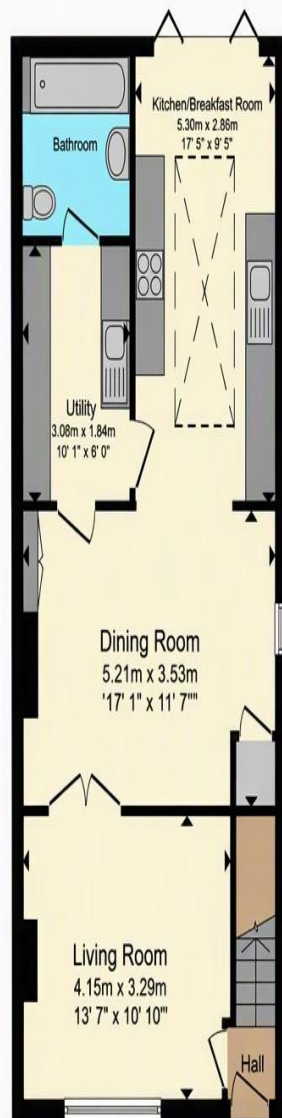
entertaining in mind. Featuring a large roof lantern, attractive tiled flooring with electric underfloor heating, extensive worktop and storage space, a five-ring hob and two full-sized ovens, the kitchen combines practicality with contemporary design. Bi-fold doors open directly onto the rear garden, creating an inviting connection between the indoor and outdoor spaces.

Adjacent to the kitchen is a practical utility room/scullery, comprehensively updated in 2022 with new units, replacement flooring, replastering and modern lighting. A family bathroom completes the ground-floor accommodation. Upstairs, the property offers three bedrooms, including a spacious principal bedroom with an en-suite shower room added in 2022. Bedroom two is a comfortable double, while bedroom three provides a versatile space suitable for a child's bedroom, nursery or home office.

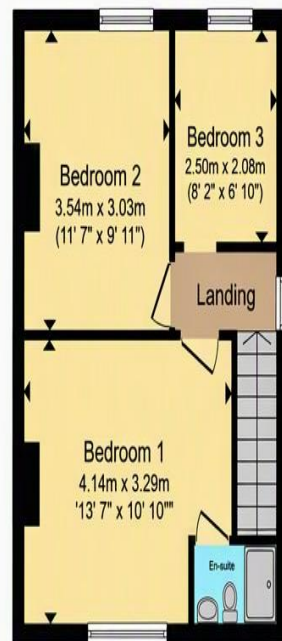
Further improvements include a partial rewire, new consumer unit, additional power sockets throughout, an air-to-air heat pump providing both heating and cooling, and full-fibre broadband installed in 2025.

Externally, a gravel driveway provides off-road parking for multiple vehicles and access to the attached garage. The generous rear garden is a particular feature of the property, offering an abundance of outdoor





Ground Floor



First Floor



Garage

Total floor area 121.1 m² (1,303 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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space with dedicated seating and entertaining areas. Backing onto open fields, the garden enjoys attractive countryside views and a pleasant sense of privacy, providing an ideal setting for outdoor dining, gardening and family activities.

Swaffham Prior is an attractive village approximately nine miles east of Cambridge, combining a countryside setting with convenient access to nearby towns and amenities. The village's welcoming Church of England primary school, known for its strong sense of community and rated 'Good' by Ofsted at its last inspection in 2022, is approximately 700 metres away (around a 10-minute walk), as is the local pub, while nearby Burwell offers a wider selection of shops and everyday facilities. Cambridge, Newmarket and the A14 are readily accessible, and the surrounding countryside provides excellent opportunities for walking and cycling.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be

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