



Cage Hill, Swaffham Prior, Cambridgeshire

Pocock + Shaw

35 Cage Hill  
Swaffham Prior  
Cambridgeshire  
CB25 0JS

An individual 3 bedroom semi-detached house forming a part of a contemporary 1960's development of only 6 homes standing in sought after Cambridgeshire village. The house has considerable personality and benefits from a generous double aspect living room and dining room, a fitted kitchen/breakfast room and 3 double bedrooms and a compact bathroom on the first floor. Features include a half landing with a cloakroom, established gardens and a garage and parking located nearby.

Guide Price £390,000



**Location** Set amidst the rolling countryside of Cambridgeshire, the delightful village of Swaffham Prior enjoys an enviable position just a short drive from the historic city of Cambridge. Renowned for its distinctive twin churches and quintessential English charm, the village offers a warm and welcoming community atmosphere, complemented by a village hall, parish church, and traditional public house. Within easy reach, Cambridge provides an exceptional range of highly regarded schools, boutique and high street shopping, fine dining, and excellent transport connections, including direct rail services to London, perfectly blending the serenity of rural living with the convenience and cultural richness of a vibrant university city.

### Accommodation

**Entrance hall** with a part glazed modern composite entrance door, stairs leading to the first, under stair storage cupboard, tiled flooring.

**Kitchen/breakfast room** a double aspect room with a range of fitted base and wall mounted units, space for a free standing oven with an extractor hood over, tiled flooring and a half glazed door leading to the rear garden.

**Living room/dining room** a generously proportioned double aspect room with attractive parquet wood block flooring, opening leading to the kitchen and a sliding patio door to the conservatory.

**Conservatory** a double aspect room with a glazed door leading to the garden.

**Half landing** Leading to;

**Cloakroom** with a concealed cistern low level WC and a hand basin with storage under.

### First floor

**Landing** with a high vaulted ceiling with access to the roof space and a roof window.

**Bedroom 1** with a window overlooking the rear garden.

**Bedroom 2** with a window overlooking the front garden.

**Bedroom 3** with a window overlooking the rear garden.

**Bathroom** with a modern suite comprising a Japanese style deep soaking square bath with a shower over, hand basin and concealed cistern low level WC, part tiled walls.

**Outside** The property forms a part of a contemporary 1960's development and is set back from the road behind an established hedge and approached via a shared pathway, leading to the front garden and entrance door.

A gated side access leads to a rear garden with a paved patio area, a lawn and established shrubs.

Located nearby is a GARAGE in a block north-east of the house with an allocated parking space and a communal driveway

### Services and tenure

**Tenure** The property is freehold.

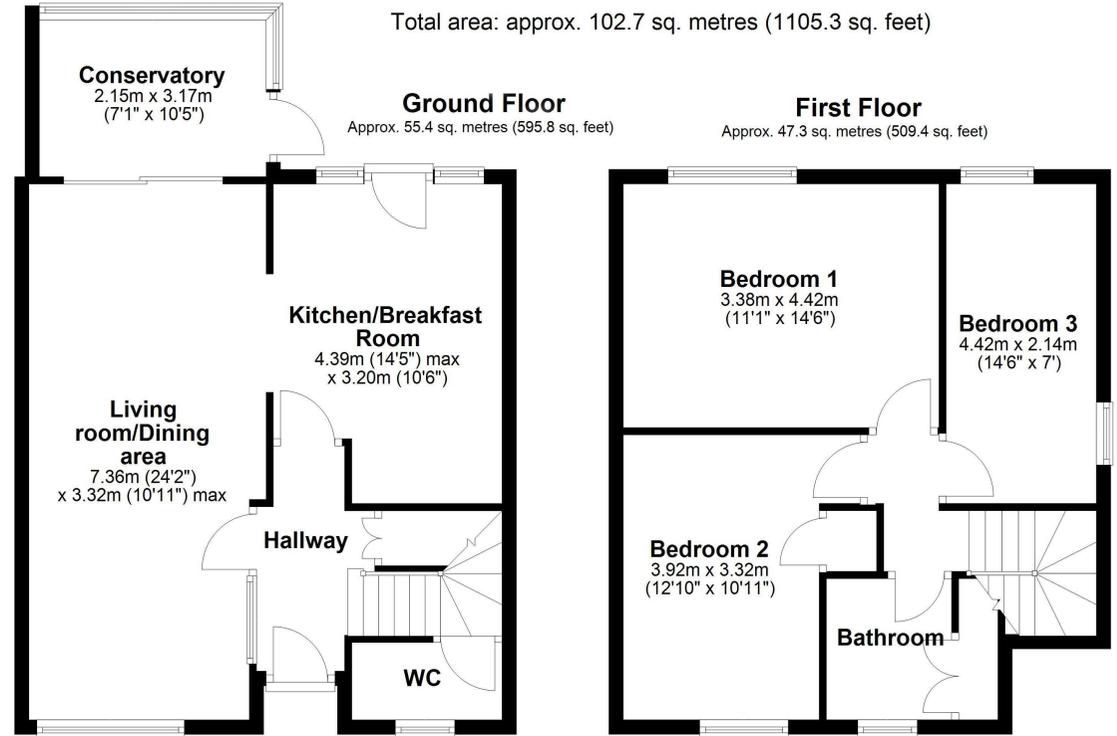
### Services

Mains water, drainage and electricity are connected. The property is not in a conservation area and is in a low flood risk area. The property has a registered title. Internet connection, basic: 18Mbps, Ultrafast: 57Mbps. Mobile phone coverage by the four major carriers available. EPC: TBC

**Council Tax** D West Suffolk District Council

**Viewing** By Arrangement with Pocock + Shaw PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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