



Cage Hill
Swaffham Prior, Cambridgeshire CB25 0JS
Guide Price £425,000

Cage Hill, Swaffham Prior, Cambridgeshire CB25 0JS

A superb family home set within this highly regarded and sought after village and positioned only a few miles from the City of Cambridge.

Incredibly deceptive and offering sizeable rooms throughout, this spacious property offers three generous reception rooms including a reception hall/dining room, living room, kitchen/dining room, four principal bedrooms (en-suite to the master) and a family bathroom. Benefiting from double glazing throughout.

Externally the property offers a lovely and fully enclosed rear garden and garage facilities.

Viewing is strongly recommended.

EPC (TBC)

Council Tax Band G (East Cambs)

Entrance Door

Part glazed door leading to:

Dining Room 21'7" x 12'5" (6.60 x 3.79)

Staircase rising to the first floor with under storage, two radiators, TV connection point and window to the front aspect. Double doors leading to:

Living Room 18'1" x 11'1" (5.52 x 3.39)

With door leading out to the rear garden, two windows to the rear aspect, two radiators and TV connection point.

Kitchen 22'0" x 10'5" (6.73m x 3.20m)

With both eye and base level storage cupboard with solid wood working surfaces over, tiled splashback areas, ceramic sink and drainer with mixer tap, built in oven with 4 ring induction hob and extractor fan, space and plumbing for washing machine, dishwasher and fridge/freezer, window to the side aspect and French doors leading out to the rear garden.

WC

Comprising of low level WC, wash hand basin with tiled splashback, radiator and window to the front aspect.

First Floor Landing

With loft access and doors to bedrooms and bathroom.

Bedroom 1 18'2" x 11'1" (5.54 x 3.39)

Window to the rear aspect, radiator and door to:

Ensuite

Suite comprising of shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, tiled walls and floor, extractor fan and window to the rear aspect.

Bedroom 2 12'5" x 11'1" (3.79 x 3.39)

With storage cupboard, wood flooring, radiator and window to the front aspect.

Bedroom 3 11'10" x 7'1" (3.61 x 2.16)

With radiator and window to the side aspect.

Bedroom 4 10'2" x 7'1" (3.12 x 2.16)

With window to the side aspect, radiator and wood flooring.

Bathroom

Suite comprising of panel sided bath with mixer tap and shower attachment, pedestal wash hand basin with tiled splashbacks, storage cupboard, radiator and window to the front aspect.

Outside- Front

Mainly laid to lawn with shrub and flower borders, shared driveway providing off road parking.

Outside - Rear

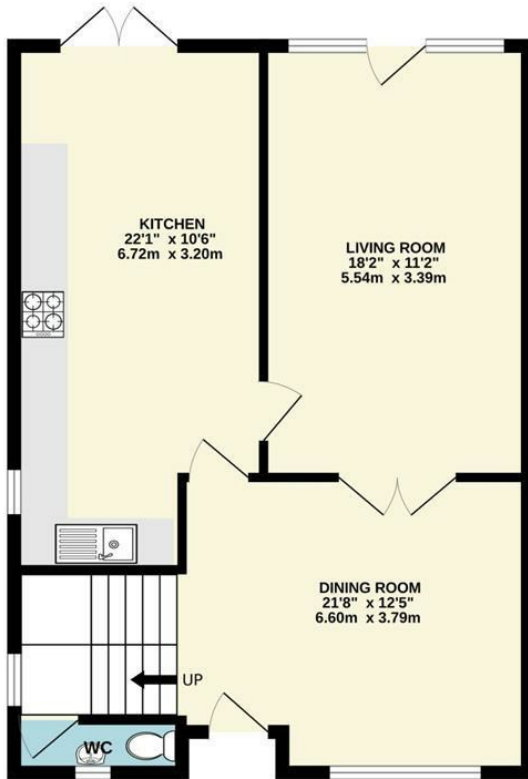
Laid mainly to lawn fully enclosed garden with shrub and flower borders, mature trees, seating area and gated access.

Garage

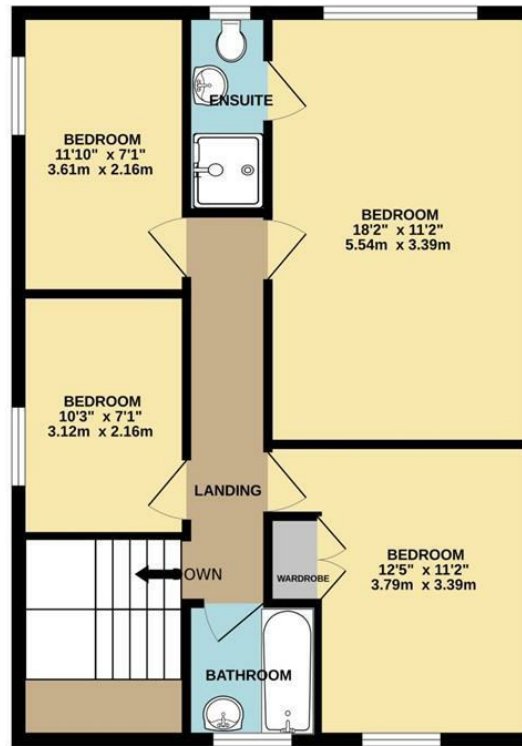
Single garage located on block with metal up and over door. Power and light connected.



GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



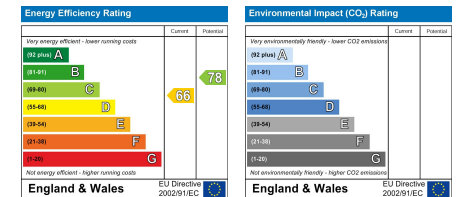
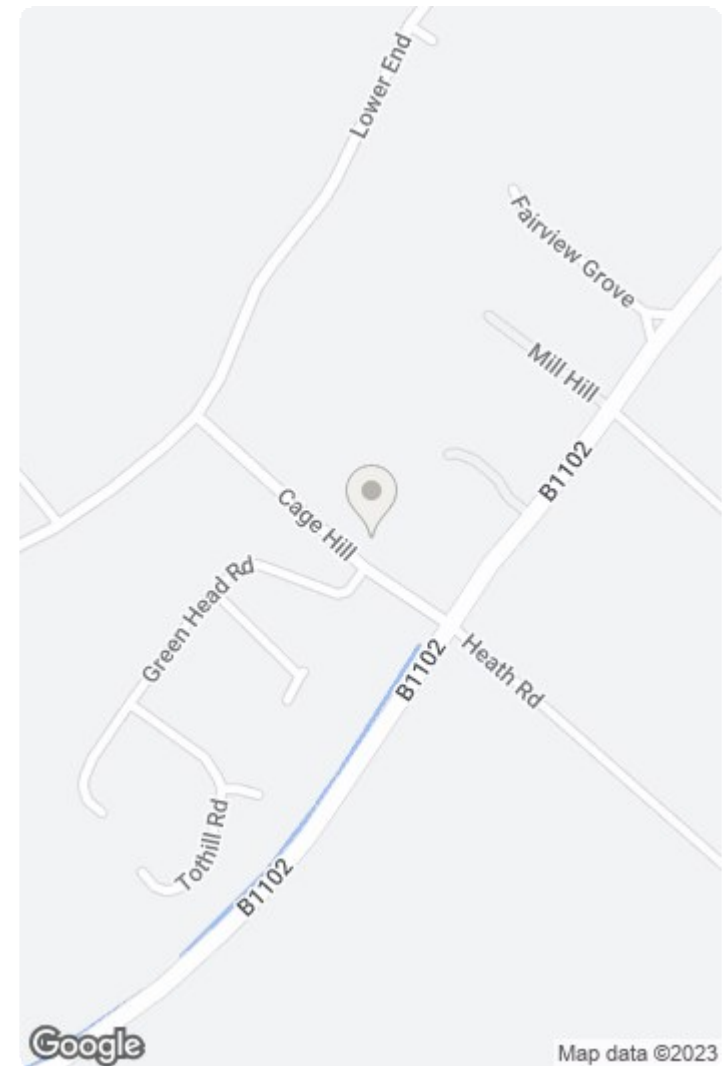
1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



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TOTAL FLOOR AREA : 1317 sq.ft. (122.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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