



Mill Lodge, Mill Lane,
Swaffham Bulbeck Cambridgeshire

Pocock + Shaw

Mill Lodge, Mill Lane
Commercial End
Swaffham Bulbeck
Cambridgeshire
CB25 0NF

An outstanding and hugely impressive 5 bedroom detached uniquely designed home, occupying an exceptional large plot with attractive views to the rear over farmland and situated in a highly regarded "no through lane" village setting. This delightful home has been transformed by the current owners and benefits from an imaginative programme of sympathetic extensions and modernisation which have created a stunning individual property offering bright and deceptively spacious accommodation arranged over two floors.

Asking Price £795,000



Swaffham Bulbeck is a popular village located approximately 7 miles east of Cambridge City and 6 miles south west of Newmarket Town. The village is well located for access to the M11, A11 and A14 and has a range of local amenities including post office/village store, a pub, primary school, sports and recreational facilities and is located within the catchment area for the highly regarded Bottisham Village College.

Ground Floor

Entrance Hall With a fully glazed front door and side screen in double glazed structural glass, telephone point, double radiator, recessed downlighter & ceiling fitting light.

Kitchen 3.21m (10'6") max x 4.61m (15'1") max

Fitted with a matching range of base and eye level with worktop space over, soft close kitchen units by Julian English in a mix of modern white and glossy duck egg blue, integrated dishwasher, fridge and freezer, pull out larder unit, electric induction hob with curved glass stainless steel extractor hood over with light and tri-colour glass edge lighting, 3 speed fan, fitted double oven, 1 1/2 bowl inset stainless steel sink with mixer tap, water softener, 5 inset ceiling downlighters grey grain effect laminate flooring, 6 concealed under wall unit lights, window to front aspect, double radiator.

Dining Room 6.51m (21'4") max x 3.00m (9'10")

Structural glass double glazed window to front aspect, sliding patio doors to rear garden, TV aerial point, 4 recessed downlighters, feature hanging pendant light, oak effect laminate flooring, ash stairs rising to first floor, double radiator, door to:

Lounge 5.33m (17'6") max x 4.46 (14'8") max

Feature brick fireplace with Pevex Serenity wood burning stove, slate hearth, solid oak mantelpiece, shelved recess, 2 pendant ceiling lights, 2 TV points, double glazed patio door to conservatory, side vision panel in toughened glass.

Bedroom 5 3.75m (12'4") x 3.57m (11'9") With a window to rear aspect, 2 blackout roller blinds, fitted wardrobe with sliding mirror doors, with hanging rail and shelving, 2 understairs storage cupboards with hanging rail and shelving, double radiator.

Ground Floor Bathroom Fitted with a matching suite comprising double ended long bath, close coupled WC, pedestal wash hand basin, tiled flooring and fully tiled surround, extractor fan, window to side aspect, door to airing cupboard with wooden shelving and separate cupboard over, ceiling light, chrome curved heated ladder towel rail, radiator, shaver point.

Utility Room 2.93m (9'7") x 1.88m (6'2") Fitted with a matching range of Crosby Oak effect wall mounted units, inset stainless steel 1 1/2 bowl sink unit with mixer tap, space & plumbing for washing machine, space for tumble drier & fridge/freezer, extractor fan, oak effect laminate flooring, with a window and door to side aspect, internal door to garage.

Garage 6.08m (19'11") x 6.02m (19'9") Two up and over doors to front, concrete flooring, 4 double fluorescent ceiling lights, 4 fluorescent wall lights, 8 power points, Grant floor mounted oil fired condenser boiler and combination tank.

Conservatory 6.12m max x 4.63 max Re-roofed in May 2021, solid lightweight roof with 2 Velux windows, recessed downlighters, double radiator, 12 power points and 2 TV points.

First Floor With an ash quarter turn staircase, rising to:

Snug 5.30m (17'5") max x 2.34m (7'8") Fully glazed balustrade with ash handrail and newel post, 4 recessed downlighters, TV point, double glazed feature window to front aspect, Velux Cabrio balcony window providing wonderful views of the rear garden, fitted roller blinds, double radiator.

Main Staircase Straight flight carpeted staircase rising to first floor, fully glazed balustrade panel at top, with a double glazed uPVC window to rear aspect.

First Floor Landing Access to fully insulated loft space, Velux roof window to front aspect with fitted roller blind, 2 radiators, 2 storage cupboards with light and shelving, hanging rail, recessed downlighter and pendant light fitting.



Bedroom 1 6.10m (20') x 4.03m (13'3") With 2 Velux roof windows to front aspect, fitted blackout roller blinds, double radiator, 4 recessed downlighters, TV point, door to:

En-suite shower room Fitted with a matching suite comprising large quadrant shower enclosure, WC with concealed cistern, bidet, hand wash basin, shaver point, wall mounted mirror, tiled flooring, fully tiled surround, 2 recessed downlighters, wall mounted light, chrome heated ladder type towel rail, Velux roof window, extractor fan.

Bedroom 2 4.37m (14'4") x 3.70m (12'2") With a uPVC window to rear aspect, single panel radiator, pendant light fitting, telephone point, under eaves storage cupboard, with shelving.

Bedroom 3 3.79m (12'5") max x 2.84m (9'4") With a double glazed uPVC window to rear aspect, radiator, pendant light fitting, telephone point, under eaves storage cupboard.

Services & Tenure

Mains water, drainage and electricity are connected.

The property is freehold.

The property is in Swaffham Bulbeck conservation area.

The property is in a no flood risk area.

The property has a registered title.

Property was extended 2014-2018, including re-roofing front. New conservatory roof - 2021.

Superfast broadband installed in Mill Lane: Basic, 5Mbps, Superfast, 40 Mbps, Ultrafast, 1000Mbps.

Mobile phone coverage by the four major carriers available.

Satellite/Fibre TV availability: BT, SKY.

EPC: C

Council Tax Band: E East Cambs. District Council

Viewing: By Arrangement with Pocock + Shaw.



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. All measurements are approximate. (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

59 High Street, Burwell, Cambs, CB25 0HD

01638 668284 burwell@pocock.co.uk www.pocock.co.uk

