



**Exning Road, Newmarket CB8 0AN**

**Guide Price £260,000**

**MA**  
Morris Armitage

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[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

## Exning Road, Newmarket CB8 0AN

**An established semi-detached family home standing on the edge of the town centre and enjoying a long and sizeable rear garden.**

**Rather deceptive and offering generous size rooms, this property offers accommodation to include entrance hall, living room/dining room, kitchen, cloakroom, three good size bedrooms and a family bathroom.**

**No chain – viewing recommended.**

### Entrance Porch

With door leading to the entrance hall.

### Entrance Hall

With door leading to the kitchen and sitting/dining room. LVT wood flooring. Radiator. Stairs leading to the first floor landing.

### Kitchen

8'6 x 6'3

Fitted with a range of eye and base level cupboards with worktop over. Space and connection for electric cooker. Space and plumbing for washing machine. Stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Serving hatch to the sitting/dining room. LVT wood flooring. Window to the side aspect. Opening to the inner lobby. Door leading to the entrance hall.

### Sitting/Dining Room

24'7 x 13'2 reducing to 12'3

Spacious, light sitting/dining room with dual windows to the front aspect and sliding glazed doors leading to the rear patio. Fireplace surround and alcoves. LVT wood flooring to the dining area with a serving hatch to the kitchen. Radiator. Door to the entrance hall.

### Inner Lobby

With doors leading to the rear garden and cloakroom. Opening to the kitchen.

### Cloakroom

Fitted with low level WC. Window to the rear aspect. Door leading to the inner lobby.

### First Floor Landing

With door leading to all bedrooms and bathroom. Window to the side aspect. Stairs leading to the entrance hall.

### Bedroom 1

13'2 x 10'2

Spacious double bedroom with window to the rear aspect. Radiator. Door leading to the landing.

### Bedroom 2

13'1 x 11'1

Spacious double bedroom with dual windows to the front aspect. Radiator. Door leading to the landing.

### Bedroom 3

8'6 x 9'2

Well proportioned bedroom with window to the front aspect. Radiator. Door leading to the landing.

### Bathroom

Modern white suite comprising low level WC, wall mounted handbasin with mixer tap over and built-in cabinet under and panelled bath with taps and wall mounted shower over. Obscured window. Door leading to the landing.

### Outside

Mainly laid to lawn with some attractive shrub and tree planting with a paved patio area to the rear of the house with sliding glazed doors leading to the sitting/dining room. Half glazed door leading to the inner lobby. Access gate to the front.

### PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 85 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps

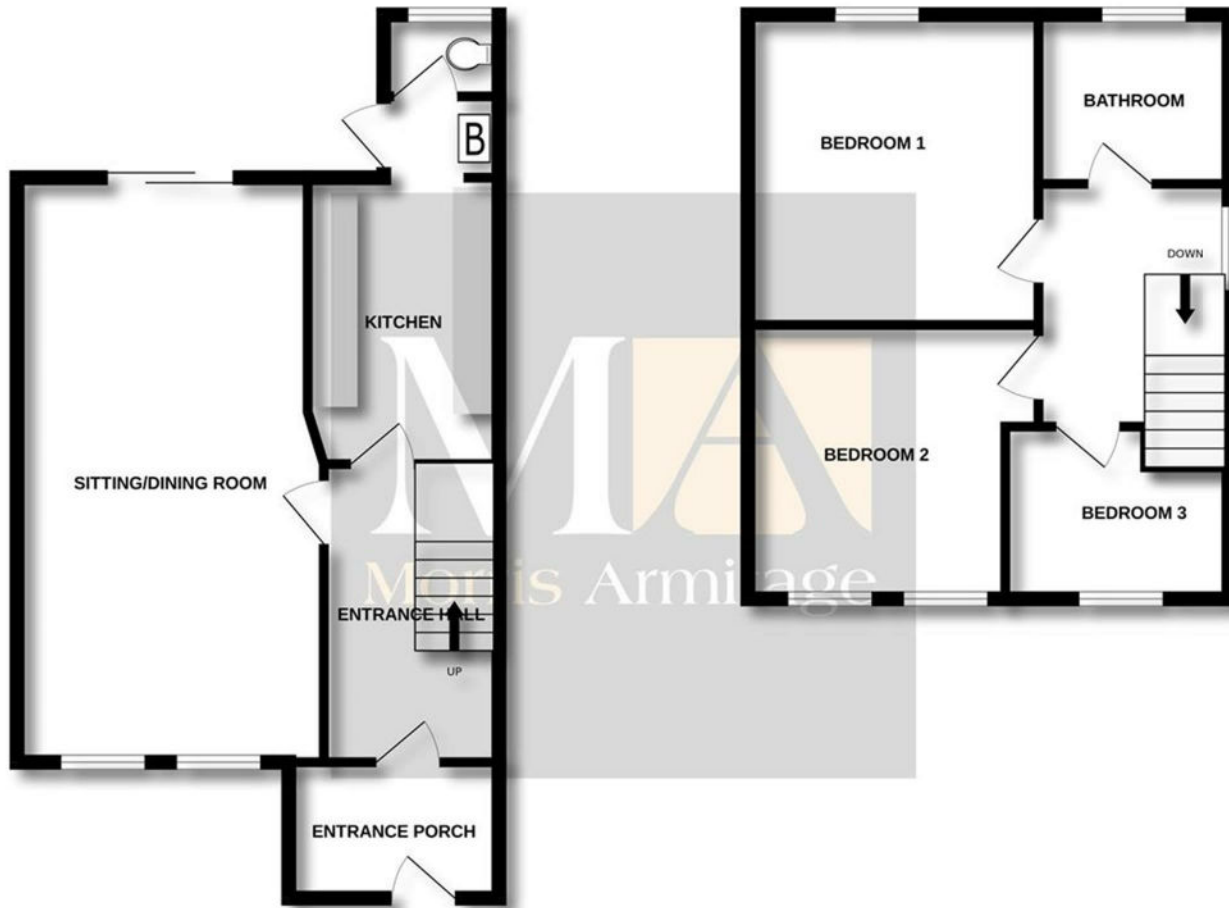
download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

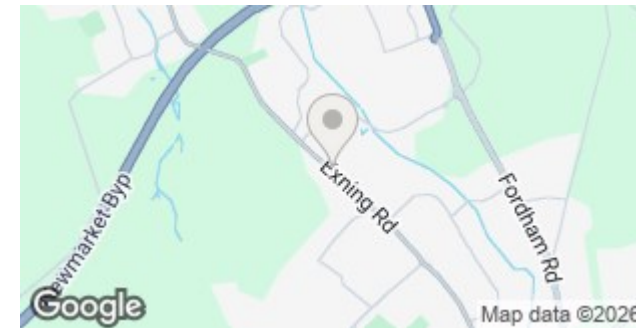
### Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.



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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- Delightful Semi-Detached House
- Fitted Kitchen
- Spacious Sitting/Dining Room
- Three Bedrooms
- First Floor Bathroom
- Charming Rear Garden
- NO CHAIN
- Viewing Highly Recommended



Energy Efficiency Rating																	
Current	Market																
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Environmental Impact (CO <sub>2</sub> ) Rating																	
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This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





