



22 Foxglove Drive
Exning, CB8 7GX
£399,950

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22 Foxglove Drive, Exning, CB8 7GX

A recently constructed modern and detached family home standing within this superb development and enjoying an open view to front overlooking open field.

Cleverly planned, this tastefully decorated property offers accommodation to include entrance hall, living room, kitchen/dining room, utility room, three good size bedrooms (ensuite to master) and a family bathroom. Benefiting from gas heating and double glazing.

Externally the property offers a partly walled west facing garden, driveway providing parking, garage and EV charger.

No chain – viewing recommended.

Entrance Hall

With doors leading to living room, kitchen/dining room, cloakroom, understairs cupboard and stairs rising to first floor. Window to side aspect.

Living Room 12'10" x 11'8" (3.93 x 3.56)

With window to front aspect. Luxury Vinyl Tile flooring.

Cloakroom

Fitted with a low level WC and pedestal wash hand basin. LVT flooring.

Kitchen/Dining Room 18'0" x 9'3" (5.50 x 2.82)

Fitted with a range of matching eye and base level storage cupboards with work top surfaces over. Inset stainless steel sink withy mixer tap over. Integrated double oven with gas hob and extractor hood. Integrated dishwasher. Space for fridge freezer. Door to utility room. Space for dining table and chairs. French doors leading to rear garden. LVT flooring.

Utility Room 5'10" x 5'8" (1.79 x 1.75)

Base level cupboard with work top surface over. Space and plumbing for washing machine. Space for dryer. LVT flooring. Window to side aspect.

First Floor Landing

Doors leading to all bedrooms, bathroom and two storage cupboards.

Bedroom 1

Fitted wardrobes, LVT flooring. Window to front aspect. Door to:

En-Suite

Three piece suite comprising of Low level WC, pedestal wash hand basin and shower cubicle. LVT flooring. Obscured window to front aspect.

Bedroom 2 9'6" x 9'4" (2.90 x 2.85)

LVT flooring. Window to rear aspect.

Bedroom 3 9'6" x 8'5" (2.90 x 2.57)

LVT flooring. Window to rear aspect.

Bathroom

Three piece suite comprising of Low level WC, pedestal wash hand basin and panelled bath with shower attachment over. Obscured window to side aspect.

Garage 23'11" x 10'6" (7.31 x 3.22)

Up and over door. Door leading to rear garden.

Outside- Front

Paved driveway providing off road parking. Garage. Gated pedestrian access to rear garden. EV charging point.

Outside - Rear

Enclosed rear garden with paved and lawned areas. Door to garage.

Location

Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience stores, alongside essential amenities such as a primary school and recreational areas. Exning is approximately 2 miles from Newmarket town centre, which boasts a wider range of shops, restaurants, and services, as well as the famous Newmarket Racecourses. The village is conveniently situated about 15 miles from Cambridge and 40 miles from London, making it an appealing spot for those looking for a quieter lifestyle while remaining well-connected to larger urban centres.

Property Details

EPC - B

Tenure - Freehold

Service charge - £171.23 per annum. Now not due until August 2026.

Council Tax Band - D - West Suffolk

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 88 Square Metres

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

Broadband Type – Ultrafast available, 900Mbps download, 110Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks

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

Approximate Gross Internal Area 914 sq ft - 84 sq m (Excluding Garage)

Ground Floor Area 457 sq ft – 42 sq m

First Floor Area 457 sq ft – 42 sq m

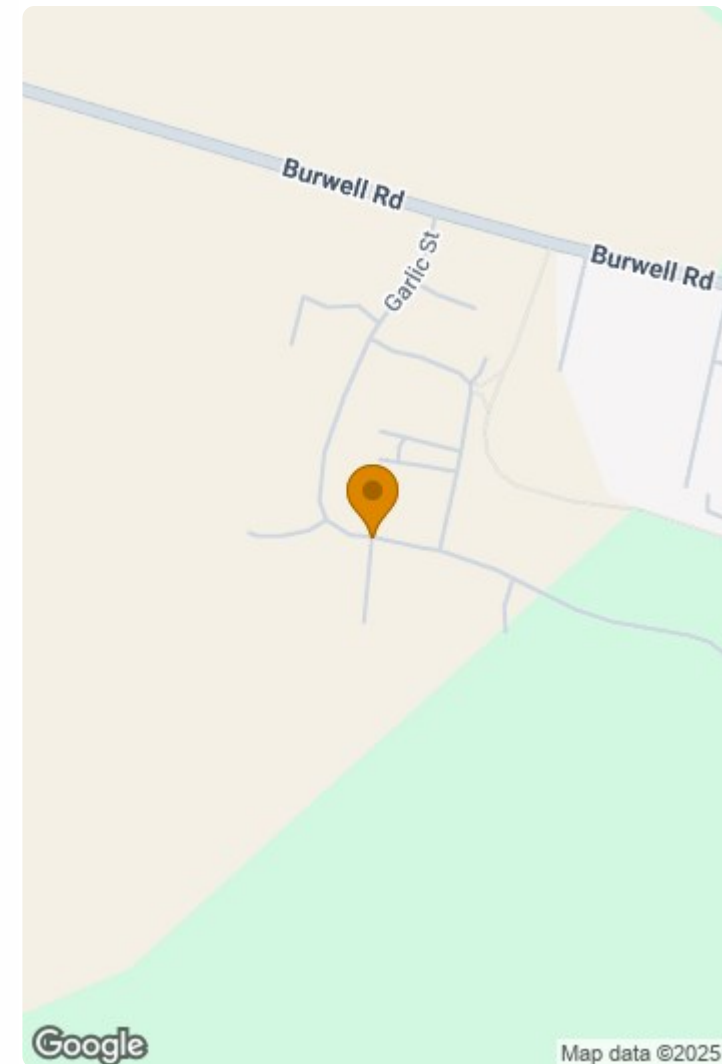
Garage Area 253 sq ft – 24 sq m



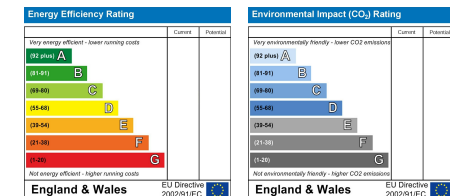
Ground Floor

First Floor

Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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