Exning Road
Newmarket, Suffolk CB8 0AN
Guide Price £275,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Exning Road, Newmarket, Suffolk CB8 0AN

A well-presented semi-detached family home that has been thoughtfully modernised and maintained to a high standard throughout. Offering comfortable and versatile accommodation, the property is ideally suited to modern family living.

The accommodation comprises an entrance hallway, spacious living/dining room, modern kitchen, ground floor WC, three bedrooms and a well-appointed family bathroom.

Outside, the property benefits from an impressive rear garden extending to approximately 80ft in length. Gated rear access leads to an area of unallocated parking, while the garden also provides two useful timber sheds for storage.

An excellent opportunity for buyers seeking a well-maintained family home with a generous garden, and early viewing is highly recommended.

Entrance Hall
With staircase rising to the first floor and door leading through to the:

Living/Dining Room 23'8" x 12'7" (7.23 x 3.85)
Spacious open living/dining room with TV connection point, radiators, two windows to the front aspect and French door out to the rear garden.

Kitchen 16'8" x 9'8" (5.10 x 2.96)
Fitted with a range of matching eye and base level storage units and working surfaces. Inset stainless steel sink and drainer with mixer tap over. Space and plumbing for a fridge/freezer, dishwasher and washing machine. Range cooker with extractor hood above. Tiled flooring. Windows to the side aspect. Radiator. Side external door.

WC 4'7" x 3'1" (1.42 x 0.96)
With low level WC and hand basin.

FIRST FLOOR

Bedroom 1 11'8" x 10'9" (3.57 x 3.29)
Double bedroom with fitted sliding door wardrobes, radiator and window to the rear aspect.

Bedroom 2 13'0" x 9'9" (3.98 x 2.98)
Double bedroom with radiator and window to the front aspect.

Bedroom 3 10'1" x 8'0" (3.08 x 2.44)
With radiator and window to the front aspect.

Bathroom 6'2" x 6'0" (1.89 x 1.85)
Three piece bathroom suite with a low level WC, hand-basin with cupboards under, panelled bath with shower head above, tiled walls and flooring, heated towel rail and obscured window to the rear aspect.

Outside - Rear
Enclosed garden with paved patio seating area leading to the lawn. Two wooden garden sheds and rear pedestrian gate leading through to an area of unallocated parking.

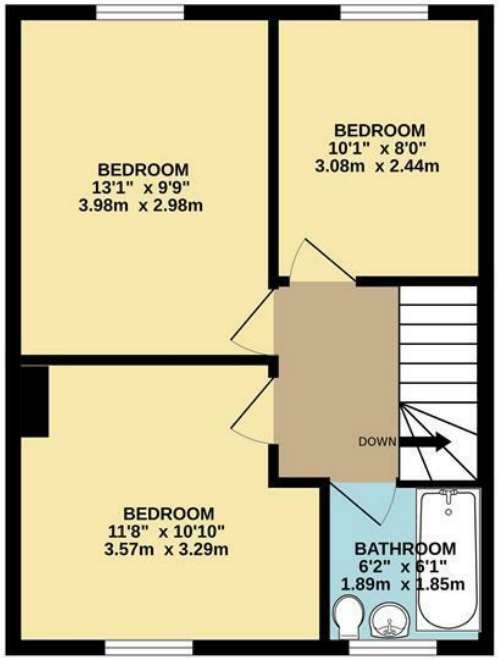
Outside - Front
Enclosed frontage. Side access to the rear garden.

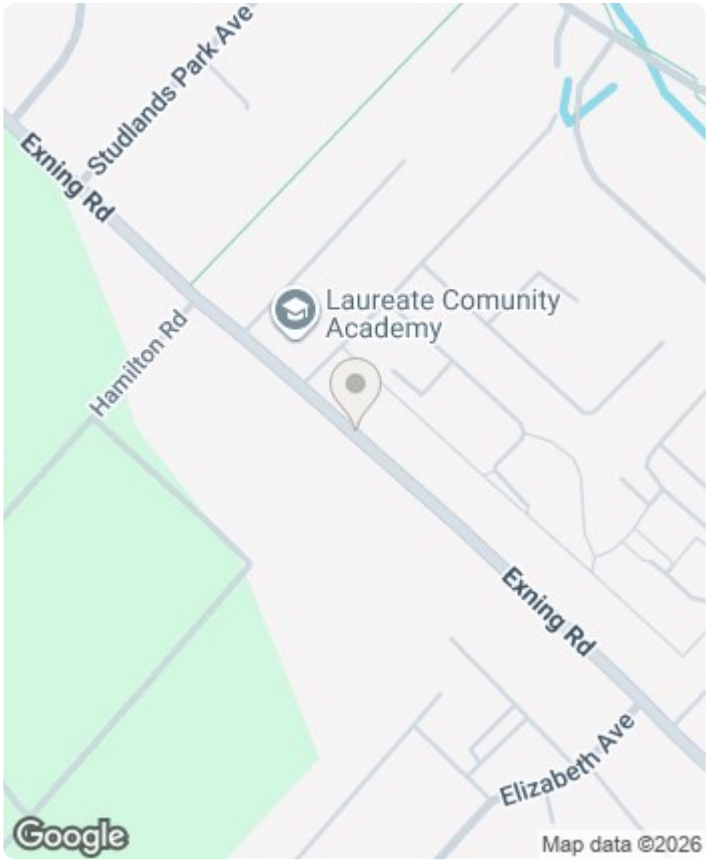
Property Information
EPC -
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Semi-Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 85 SQM
Parking – N/A
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely/limited on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

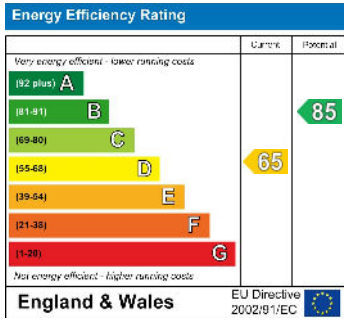
About Newmarket
Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key 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 15 miles from Bury St Edmunds, and roughly 40 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.

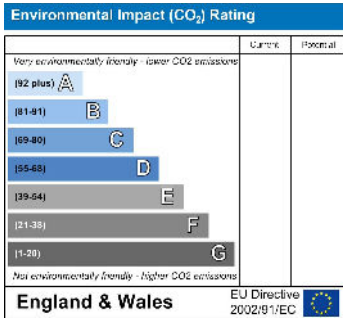
GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.





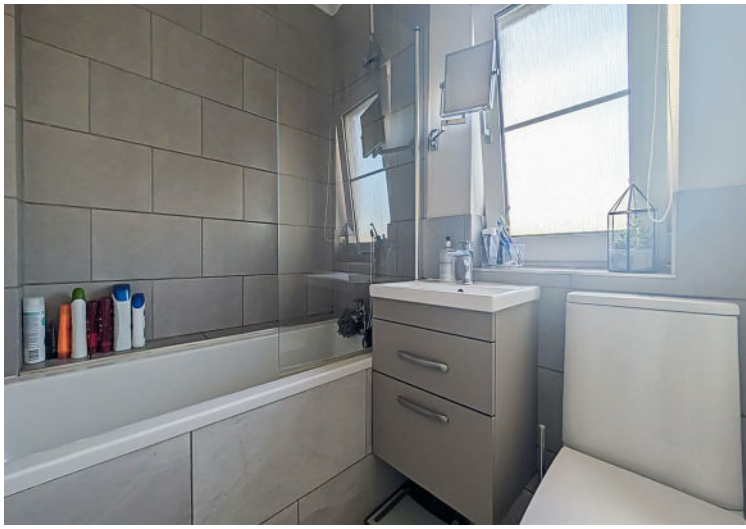




TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.

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.
Made with Metropix ©2026

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 them therefrom. 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.



sis