



285 Exning Road
Newmarket, CB8 0AT
£245,000

Exning Road, Newmarket, CB8 0AT

An established family home set on the outskirts of the town centre and enjoying a long rear garden with the distinct advantage of parking to the rear.

Accommodation includes entrance hall, living room/dining room, kitchen, bathroom, three bedrooms. Benefiting from gas fired heating and double glazing.

Entrance Hall

Stairs rising for first floor and door through to:

Living Room 23'9" x 13'11" (7.25 x 4.25)

Window to front aspect. Understairs cupboard. Double doors leading to rear garden. Door through to:

Kitchen 10'2" x 7'3" (3.10 x 2.21)

Fitted with a range of matching eye and base level storage cupboards with working top surfaces over. Stainless steel sink and drainer with mixer tap over. Built in oven, with hob and extractor hood. Space and plumbing for washing machine. Space for fridge freezer. Window to side aspect. Door leading to garden. Door through to:

Bathroom 7'3" x 4'5" (2.21 x 1.35)

Suite comprising of, low level WC, pedestal hand basin and bath with shower over. Window to side aspect.

First Floor Landing

Doors leading to all bedrooms.

Bedroom 1 13'11" x 10'9" (4.25 x 3.30)

Window to front aspect.

Bedroom 2 12'11" x 7'0" (3.94 x 2.14)

Window to rear aspect..

Bedroom 3 9'10" x 6'11" (3.02 x 2.11)

Window to rear aspect.

Outside - Front

Pathway leading to front door.

Outside - Rear

Long rear garden with access to rear parking space.

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 - C

Tenure - Freehold

Council Tax Band - B - West Suffolk

Property Type - Terraced House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 71 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - TBC

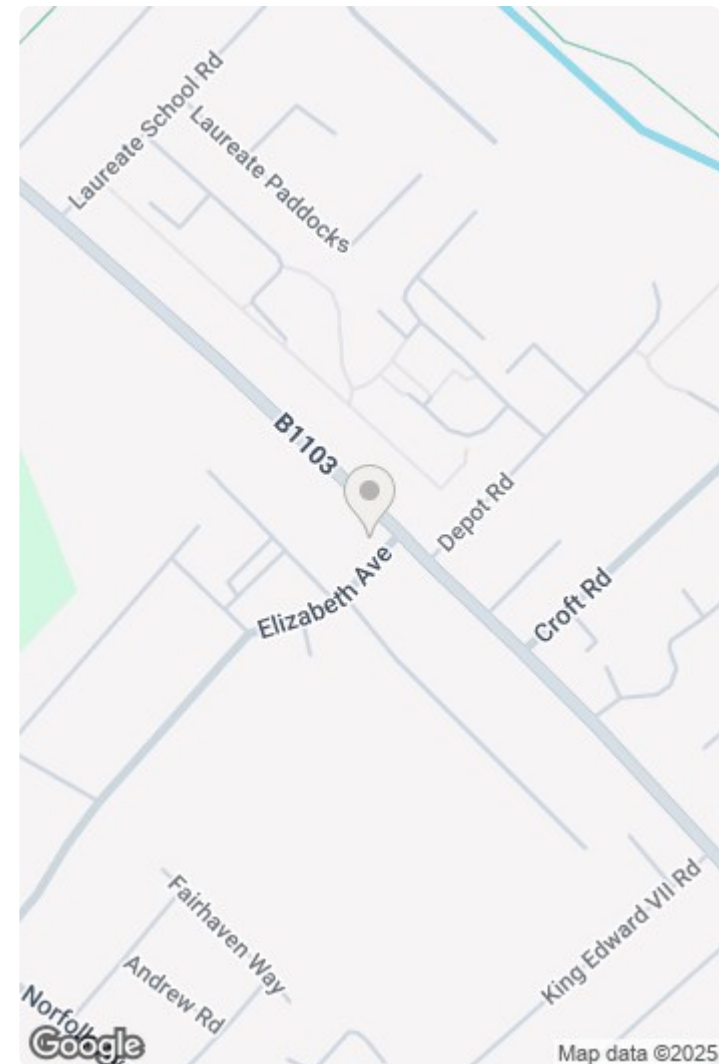
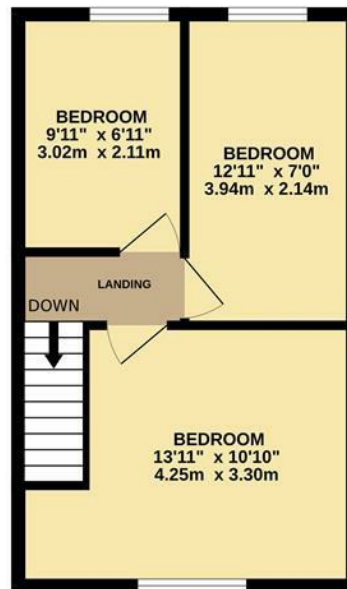
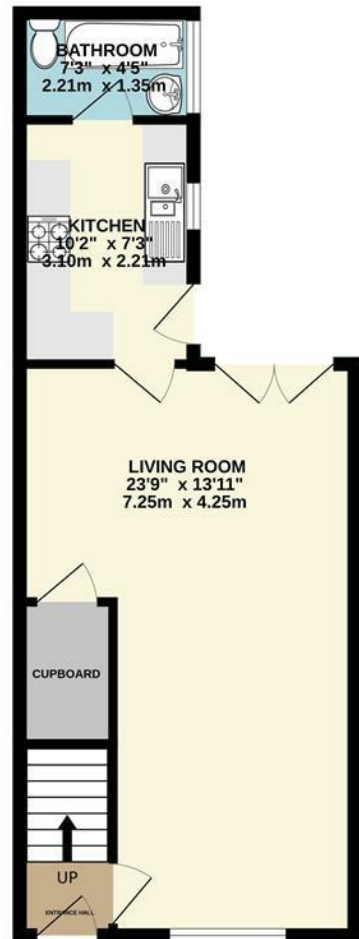
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

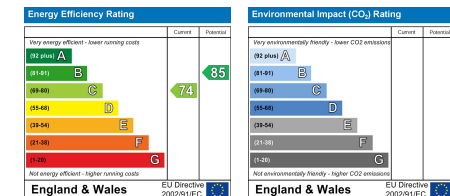
1ST FLOOR
331 sq.ft. (30.8 sq.m.) approx.



285 EXNING ROAD, NEWMARKET

TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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