



Exning Road, Newmarket CB8 0AN

Guide Price £290,000

MA

Morris Armitage

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Exning Road, Newmarket CB8 0AN

A remarkably improved semi-detached family home standing on the edge of this well served historic town and enjoying sizeable gardens to the rear.

Well presented and tastefully decorated, this property has been extended to offer accommodation to include, entrance hall, living room/dining room, conservatory/garden room, refitted kitchen/utility area, three good size bedrooms and family bathroom. Benefiting from gas fired heating and double glazing.

An internal inspection is strongly recommended.

Entrance Hall

Spacious entrance hall with half glazed front door. Wood effect flooring. Under stair storage cupboard. Radiator. Door living room Half glazed door to kitchen. Stairs to first floor.

Kitchen 16'8" x 8'2" (5.10m x 2.51m)

Range of matching eye and base level cupboards with work top over. Ceramic 1 1/3 bowl sink and drainer with mixer tap over. Integrated eye level ovens. Inset gas hob with stainless steel extractor above. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Attractively tiled splashbacks throughout working areas. Tiled flooring. Radiator. Half glazed door walk-in pantry with window overlooking rear garden. Half glazed to entrance hall.

Living Room 12'8" x 10'2" (3.88m x 3.10m)

Beautifully presented living room with wood effect flooring. Dual windows overlooking front aspect. Recess built-in shelving. Radiator. Door to entrance hall. Opening to dining room.

Dining Room 12'11" x 10'5" (3.96m x 3.20m)

Spacious dining room with wood effect flooring. Fireplace opening with alcove shelving either side. Radiator. Half glazed door to conservatory. Opening to living room.

Conservatory 10'8" x 10'5" (3.27m x 3.20m)

Generous conservatory with French doors leading to rear garden and decked area. Radiator. Slate effect tiled flooring. Half glazed door to dining room.

Landing

Bright landing with doors leading to all bedrooms and bathroom. Window overlooking side aspect. Radiator. Stairs to ground floor.

Master Bedroom 13'1" x 8'11" (4.01m x 2.74m)

Spacious double bedroom with built-in storage. Dual windows overlooking front aspect. Radiator. Door to landing.

Bedroom 2 12'7" x 9'10" (3.85m x 3.02m)

Double bedroom with window overlooking rear aspect. Radiator. Door to landing.

Bedroom 3 10'1" x 8'1" (3.09m x 2.48m)

Double bedroom with window overlooking front aspect. Radiator. Door to landing.

Bathroom 6'1" x 6'0" (1.87m x 1.85m)

Modern white suite comprising low level W.C., pedestal hand basin with mixer tap over and bath with mixer tap and wall mounted shower over. Attractively tiled throughout. Radiator. Obscured window. Door to landing.

Outside - Front

Mainly laid to lawn with pathway leading to front door and rear access gate. Planted lavender shrubs. Fenced boundary.

Outside - Rear

Decked area to rear of the property with French doors leading to conservatory. Steps down to lawn area with some shrub planting and gravel pathway leading to rear of garden. Gravelled area to rear. Side access gate leading to front pathway. Rear access gate leading to parking area.

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 - 87 SQM

Parking – Scope to convert front garden to parking

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

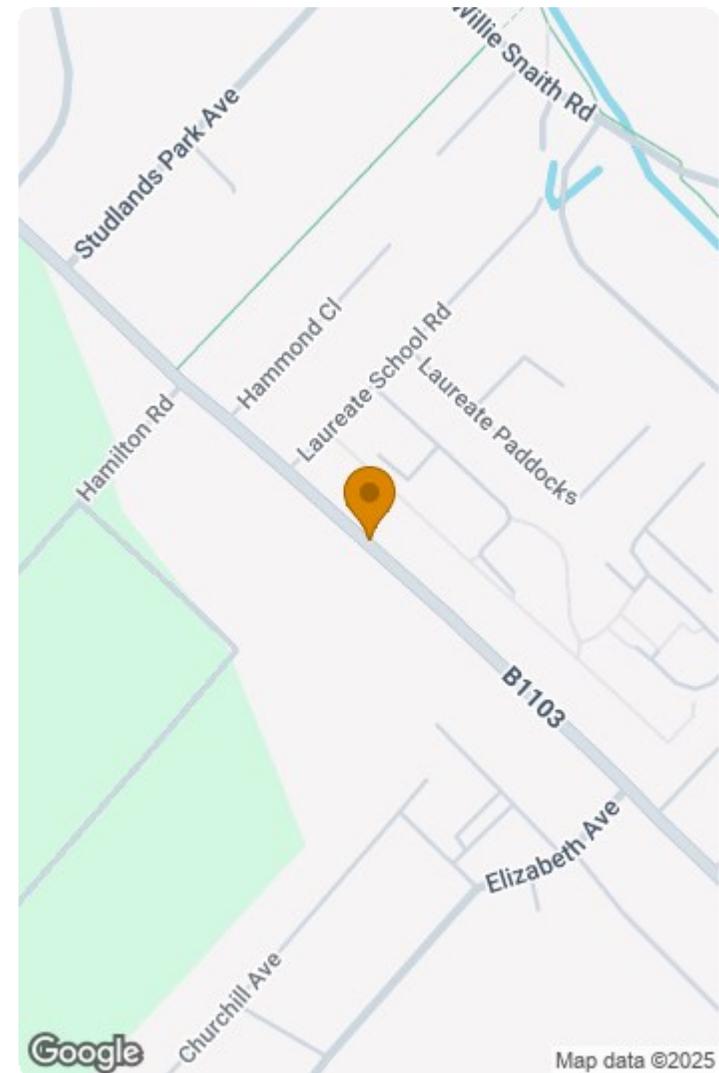
GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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