

Exning Road,
Newmarket, CB8 0AN
£290,000

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An exceptional semi-detached family home, ideally situated on the outskirts of the town centre, having recently undergone a high-quality finish throughout.

Thoughtfully designed and beautifully presented, this impressive property benefits from brand-new fixtures and fittings, creating a fresh, contemporary feel. The well-proportioned accommodation comprises an entrance hall, spacious living room, stylish kitchen/dining room, separate utility area, cloakroom, three generously sized bedrooms and a modern family bathroom.

Externally, the property continues to impress, boasting an extensive patio area and a long, fully enclosed rear garden, providing an ideal space for outdoor entertaining and family enjoyment.

An outstanding family home, finished to an excellent standard throughout. Early viewing is highly recommended to fully appreciate everything this property has to offer.

Entrance Hall
Front door leading into hallway with access to first floor via staircase. Internal door leading to:

Living Room
13'3" x 12'10"
Hard flooring, spotlight lighting and a built-in storage cupboard. Window to front aspect. Internal door leading through to the kitchen/dining room.

Kitchen/Dining Room
16'7" x 10'0"
Fitted with a range of matching eye and base level units with worktop over. Integrated stainless steel with drainage area, and a matching stainless steel mixer tap. Other integrated appliances include a fridge-freezer, dishwasher, oven and induction hob. Hard flooring, spotlight lighting and windows to rear aspect. Internal door leading through to the utility room.

Utility Room
6'7" x 2'7"
Hard flooring, spotlight lighting, plumbing for washing machine, external door leading to rear garden. Internal door leading through to WC.

WC
WC and handwash basin, with hard flooring and spotlight lighting. Window to side aspect.

Bedroom 1
11'9" x 10'7"
Carpeted room, pendant light fixture, windows to front aspect.

Bedroom 2
11'1" x 8'3"
Carpeted room, pendant light fixture, window to rear aspect.

Bedroom 3
8'10" x 7'9"
Carpeted room, pendant light fixture, window to rear aspect.

Bathroom
Suite comprising of panelled bath with shower head over, WC, handwash basin with storage. Hard flooring, spotlight lighting and a ladder-style heated towel rail.

Outside Front
Concrete path leading to front door, the rest of the front area is laid to grass. Access to rear garden via shared side passage.

Outside Rear
A patio area, ideal for outdoor seating, leads to an extensive garden laid to grass. The rear garden is fully enclosed.

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 - 75 SQM
Parking – On-road parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Superfast available, 1800Mbps download, 1000Mbps 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.



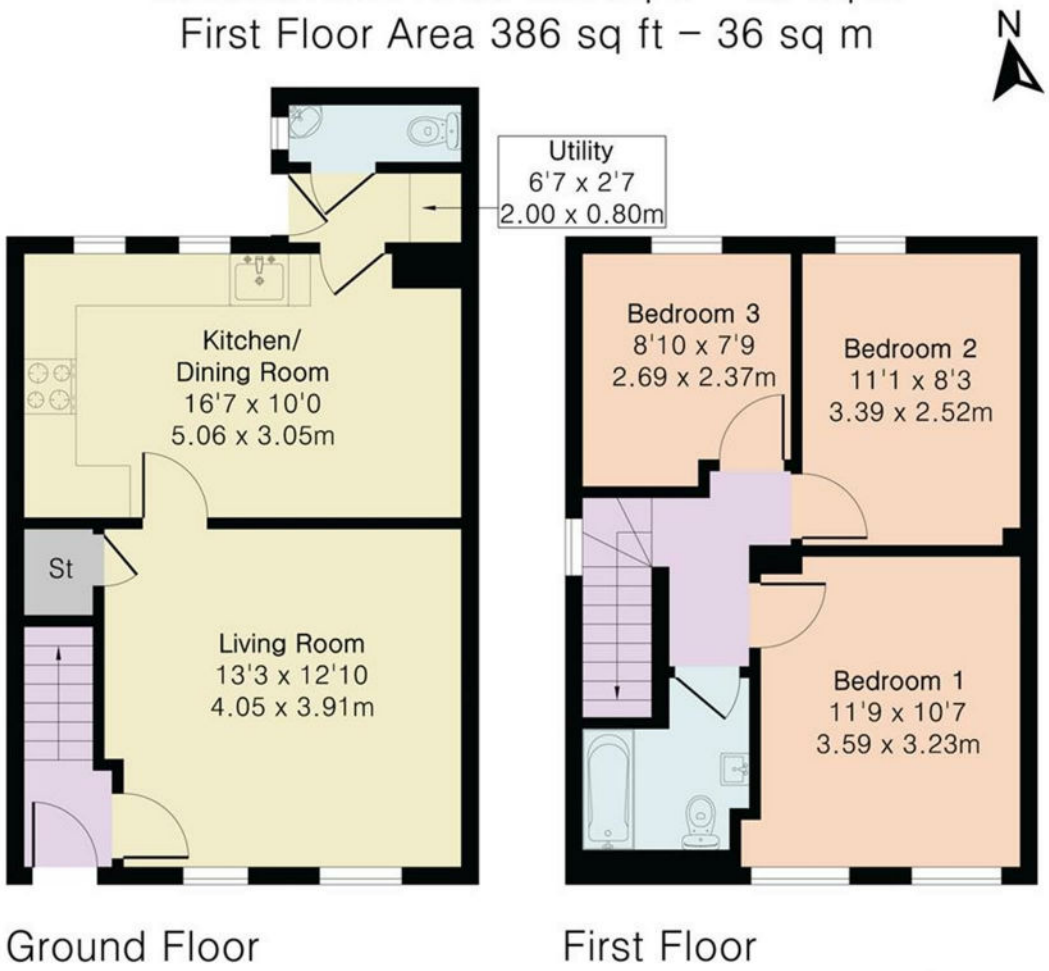




Approximate Gross Internal Area 809 sq ft - 75 sq m

Ground Floor Area 423 sq ft – 39 sq m

First Floor Area 386 sq ft – 36 sq m



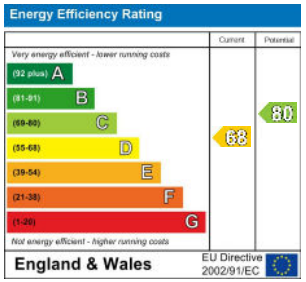
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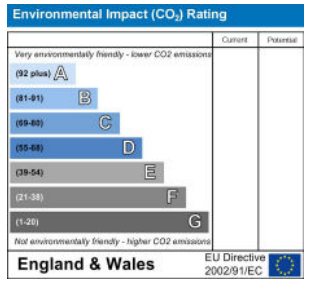
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.

Morris Armitage

- **Highly Regarded Town Location**
- **Close To Local Amenities**
- **Exceptional Family Home**
- **Newly Renovated**
- **Spacious Living Area**
- **Three Bedrooms**
- **Enclosed Rear Garden**







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