Glebe Drive, Exning
Newmarket, CB8 7FQ
£285,000

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Glebe Drive, Newmarket, CB8 7FQ

An impressive end-terraced home occupying a desirable position on this popular modern development in the sought-after village of Exning.

The well-proportioned accommodation is thoughtfully arranged around an open-plan living space and comprises a spacious living/dining area, modern kitchen, cloakroom, two generous bedrooms and a well-appointed family bathroom.

Outside, the attractive south-facing rear garden is fully enclosed and features a paved patio, established borders with a variety of flowers and shrubs, and a useful timber shed. To the front, there is allocated parking for two vehicles. The property also includes solar panels fitted to the rear roof.

An excellent opportunity for first-time buyers, this appealing home is ideally suited to modern living and should be viewed to be fully appreciated.

Kitchen/Living space
24'8" x 12'8"
Fitted with a range of eye and base level units with worktop over, stainless steel sink with mixer tap over. Integrated oven and gas hob, with space for integrated dishwasher and white goods. Breakfast bar leading on to living space with french doors leading to rear garden. Window to front aspect.

WC
Low level WC with pedestal sink basin.

Bedroom 1
12'8" x 9'9"
Built in storage, access to boarded loft space. Window to rear aspect.

Bathroom
Suite comprising of a panelled bath with shower attachment over, WC and a pedestal sink basin.

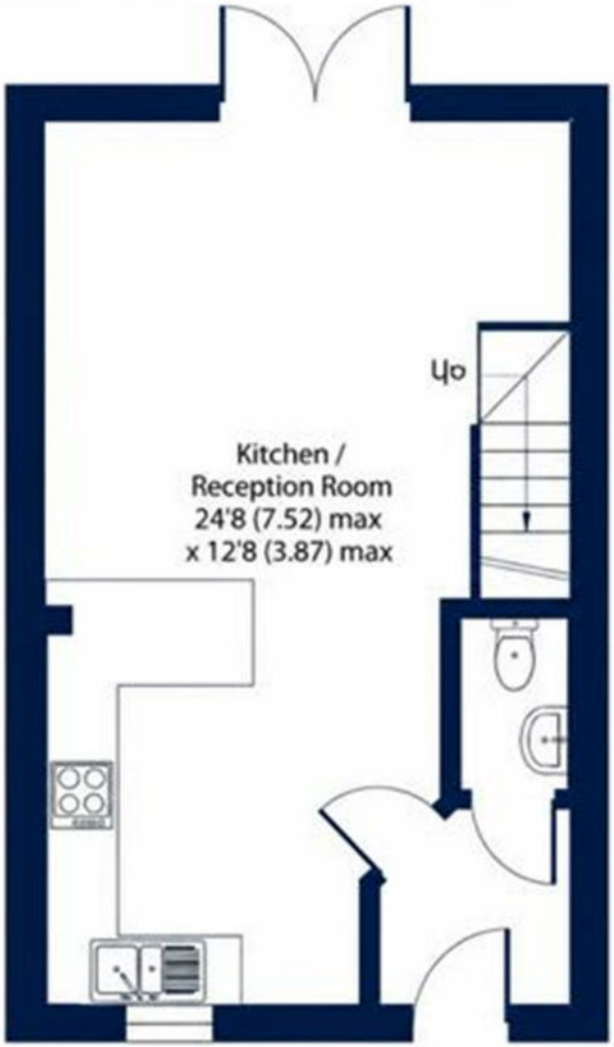
Bedroom 2
12'7" x 7'0"
Windows to front aspect.

Outside Front
Brick paved driveway providing parking for multiple cars, well-maintained lawned area with paved pathway leading to front door.

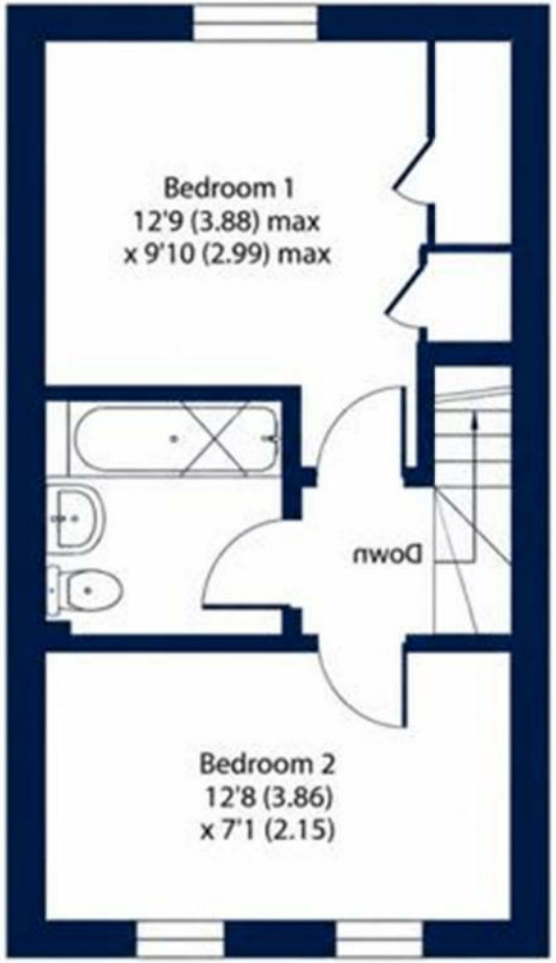
Outside Rear
Fully enclosed rear garden, Mainly laid to patio with a central lawned area. Boarded with slate and mature plants and shrubberies.

Property Details
EPC - B
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - End-Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 58 SQM
Parking – Allocated/Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas Central Heating
Broadband Connected - Ultrafast broadband
Broadband Type – UItrafast 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

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.

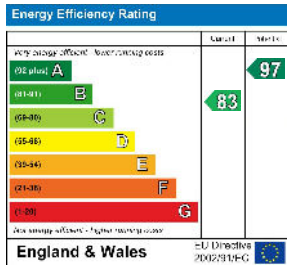


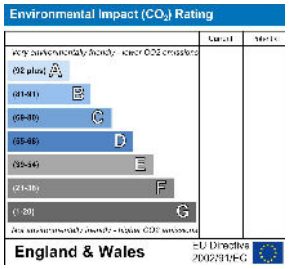
GROUND FLOOR



FIRST FLOOR

- **Popular Modern Development**
- **Open-Plan Living Space**
- **Modern Kitchen**
- **Generous Bedrooms**
- **Fully Enclosed South Facing Garden**
- **Solar Panels**





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