



3 Annes Close
Exning, CB8 7JE
£300,000

MA
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3 Annes Close, Exning CB8 7JE

An established family home tucked away in the heart of this well served and popular village and within moments of a highly regarded primary school.

Offering generous size rooms throughout, this property boasts accommodation to include entrance hall, living room/dining room, study/bedroom 4, kitchen, oversized storage area/room, three double bedrooms and family bathroom. Externally the property offers a fully enclosed garden and off road parking.

No chain – viewing recommended.

- **Three Double Bedrooms**
- **Fourth Bedroom/Study**
- **Off Road Parking**
- **Fully Enclosed Rear Garden**
- **NO CHAIN**

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - End of Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 88 SQM

Parking – tbc

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available,

80Mbps download, 20Mbps 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.

Entrance Hallway

With doors leading to all rooms. Large storage cupboard.

Bedroom 4/Study 12'5" x 7'10" (3.8 x 2.4)

With window to front aspect.

Kitchen 10'6" x 9'6" (3.22 x 2.92)

Fitted with a range of matching eye and base left storage cupboards with work top surfaces over. Stainless steel sink and drainer with mixer tap.

Integrated oven with four-ring hob and extractor over. Integrated fridge/freezer. Space and plumbing for washing machine. Window to front aspect.

Living/Dining Room 19'8" x 15'8" (6 x 4.8)

With stairs rising to first floor. Sliding doors to garden.

First Floor Landing

With doors leading to all bedrooms and family bathroom.

Bedroom 1 12'5" x 8'10" (3.8 x 2.7)

With window to front aspect.

Bedroom 2 12'5" x 8'10" (3.8 x 2.7)

With window to rear aspect.

Bedroom 3 10'2" x 7'2" (3.1m x 2.2)

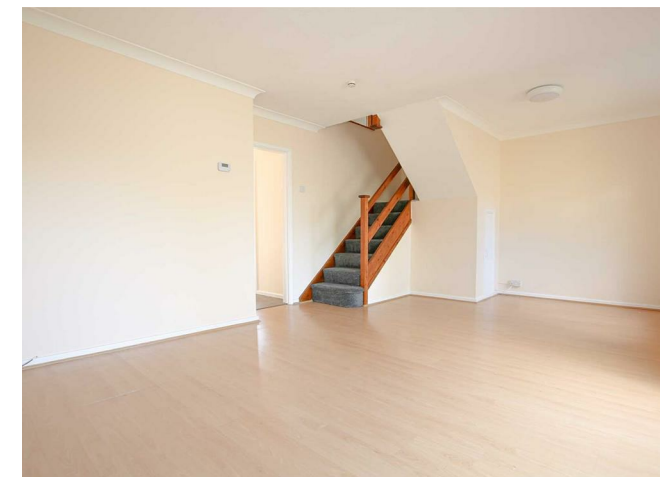
With window to rear aspect.

Outside - Front

Driveway providing off-road parking.

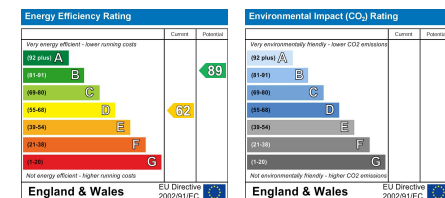
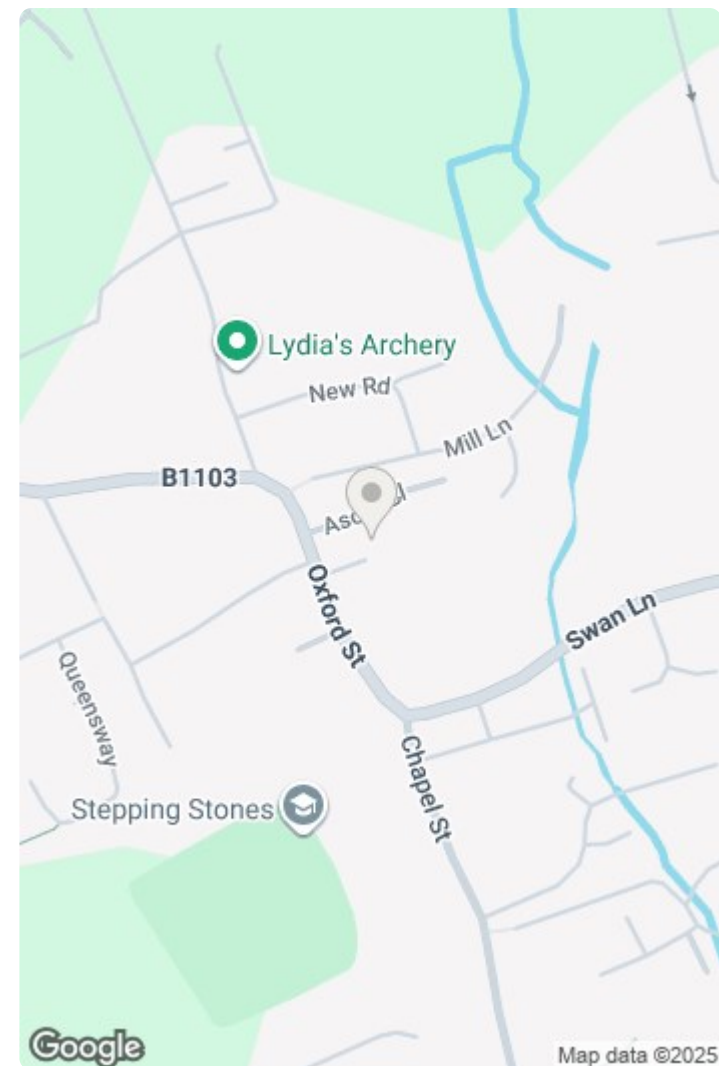
Outside- Rear

Fully enclosed rear garden.





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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