



Burwell Road, Exning CB8 7EY

Offers Over £200,000

MA

Morris Armitage

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Burwell Road, Exning CB8 7EY

An established semi-detached family home standing on the edge of this well served and popular village and offered for sale with no onward chain.

Offering huge scope and tremendous potential, this property requires some investment but offers generous size rooms throughout. Accommodation includes entrance porch, living room, kitchen/breakfast room, bathroom, separate WC and three good size bedrooms. Benefiting from partial gas fired heating.

Externally the property offers a long and mature rear garden.

Entrance Hall

With door leading to the living room. Stairs leading to the first floor.

Living Room 13'5" x 12'11" (4.09m x 3.96m)

Spacious living room with feature fireplace with attractive white surround and mantel (NB: not currently in use). Arched alcoves either side. Dual windows to the front aspect. Radiator. Built-in storage cupboard. Glazed doors to the kitchen and the entrance hall.

Kitchen 11'4" x 10'2" (3.46m x 3.11m)

With a range of eye and base level cupboards with work top over. Stainless steel sink and drainer. Space and plumbing for washing machine. Inset space and connection for electric cooker. Built-in pantry cupboard. Radiator. Opening to inner hallway. Glazed door to the living room. Door to the hallway. Window to the rear aspect.

Inner Hallway

With opening to the kitchen. Doors leading to the bathroom and built-in storage cupboard.

Bathroom 6'5" x 5'0" (1.97m x 1.53m)

White suite comprising inset handbasin with built-in storage cabinet under and panelled bath with shower over. Obscured window. Ladder radiator. Door to inner hallway.

Hallway

With doors leading to the kitchen, cloakroom and rear garden.

Cloakroom

White suite comprising low level W.C. Obscured window. Door leading to the hallway.

Landing

With doors leading to all bedrooms. Stairs leading to the ground floor. Window to the side aspect.

Bedroom 1 16'4" x 10'8" (4.98m x 3.27m)

Spacious double bedroom with dual windows to the front aspect. Feature fireplace with white surround and mantel (NB: not in use). Radiator. Two built-in storage cupboards. Door to the landing.

Bedroom 2 12'5" x 8'7" (3.80m x 2.64m)

Generous double bedroom with window to the rear aspect. Built-in storage cupboard. Door to the landing.

Bedroom 3 9'1" x 7'8" (2.78m x 2.34m)

Well proportioned bedroom with window to the rear aspect. Door to the landing.

Outside - Front

Laid to lawn with low timber fencing to the border. Gate access leading to a hard standing pathway leading to the rear garden.

Outside - Rear

Mainly laid to lawn with central hardstanding pathway. A variety of mature shrub and tree planting. Greenhouse. Doors leading to the shed and hallway. Access to the front.

Shed 6'10" x 6'3" (2.10m x 1.93m)

With door leading to the rear garden.

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 - 74 SQM

Parking – On Road

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas - Boiler serviced 20/1/2026, 3 years old

Broadband Connected - BT landline only

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

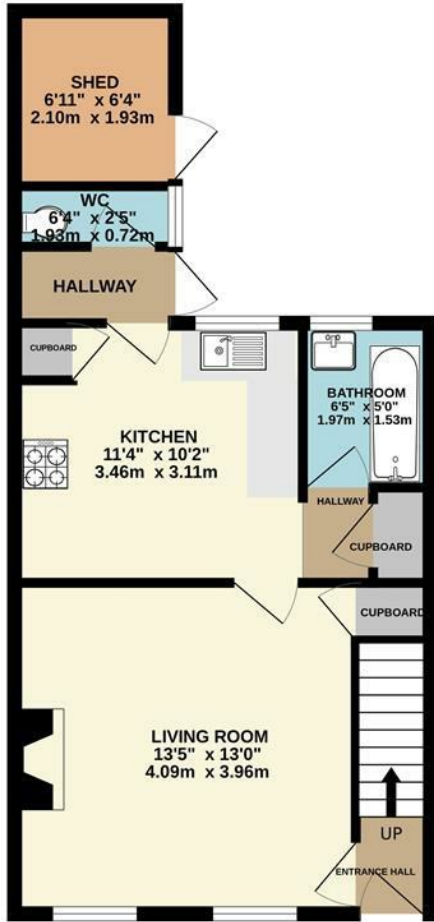
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

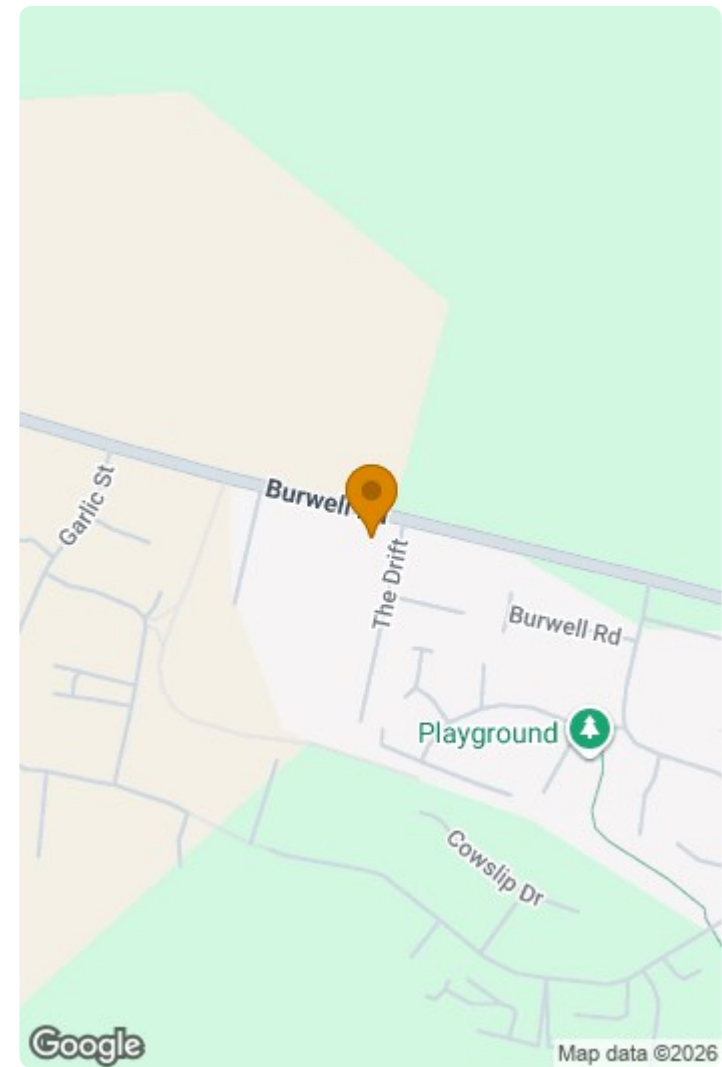
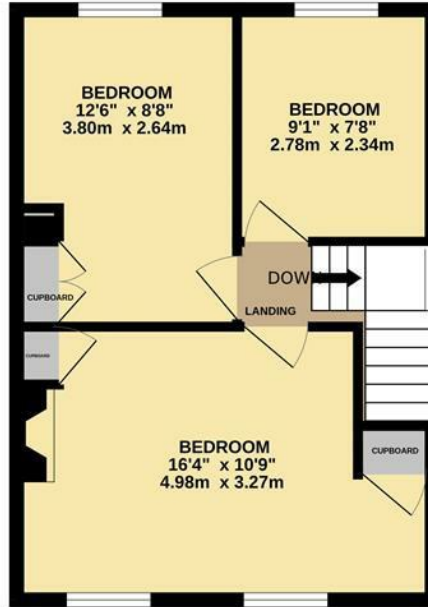
Location

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
450 sq.ft. (41.8 sq.m.) approx.



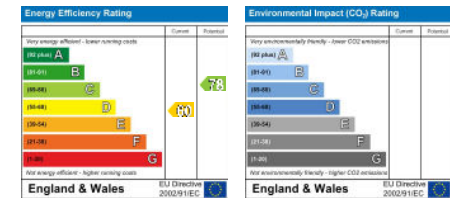
1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



129 BURWELL ROAD, NEWMARKET

TOTAL FLOOR AREA : 824 sq.ft. (76.5 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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