

St. Wendreds Way, Exning CB8 7HJ

Guide Price £299,995

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St. Wendreds Way, Exning CB8 7HJ

A cleverly extended family home standing within this peaceful cul-de-sac and enjoying a delightful and substantial corner plot.

Offering huge scope for further extension, this property enjoys accommodation to include entrance hall, front porch (currently used as an office), spacious kitchen/dining room, living room, sun room, two double bedrooms with built-in wardrobes and a modern bathroom.

Externally, a well maintained rear garden with woodland beyond. Generous patio area.

NO CHAIN. Viewing highly recommended.







Entrance Hall
With doors leading to the kitchen/dining room and living room. Radiator. Stairs leading to the first floor landing. Window to the front aspect.

Front Porch
With window to the side aspect. Obscured window to the front aspect. Glazed door to the front and kitchen/dining room. Currently used as an office. Storage heater.

Kitchen/Dining Room
16'6" x 12'0"
Modern kitchen with a range of base level cupboards with worktop over. Ceramic 1 and 1/3 sink and drainer with mixer tap over. Integrated eye level double oven. Inset electric hob with stainless steel extractor above. Integrated fridge. Built-in storage cupboard. Attractively tiled splashbacks. Tiled flooring. Window to the rear aspect. Sliding glazed doors leading to the rear garden. Glazed doors to the entrance hall and the front porch.

Living Room
19'9" x 10'9"
Generous living room with contemporary inset wall mounted feature fireplace. Radiator. Large bay window to the front aspect. Opening to the sun room. Glazed door to the entrance hall.

Sun Room
16'7" x 7'1"
Charming room with large window to the rear aspect. Sliding glazed doors to the rear garden. Radiator. Opening to the living room.

Landing
With doors to all bedrooms and bathroom. Window to the side aspect. Stairs leading to the entrance hall.

Bedroom 1
14'7" x 10'0"
Spacious double bedroom with built-in wardrobes with sliding doors. Further storage cupboard. Radiator. Window to the front aspect. Door leading to the landing.

Bedroom 2
11'6" x 9'9"
Spacious double bedroom with built-in wardrobes with sliding mirrored doors. Further storage cupboard, containing boiler. Window to the rear aspect. Radiator. Door to the landing.

Bathroom
Modern white suite comprising low level W.C., pedestal hand basin and panelled bath with wall mounted shower over. LVT wood flooring. Obscured window. Door leading to the landing.

Outside - Front
Mainly laid to lawn with a pathway leading to the front door and front porch way. Access gate to the rear garden.

Outside - Rear
Mainly laid to lawn with spacious patio area to the rear of the house. Attractive hedging to the rear boundary with woodland beyond. Sliding doors leading to both the kitchen/dining room and sun room. Timber shed with power and lighting, space for washing machine, space for tumble dryer and space for freezer. Second timber shed with power and light. Access gate to the front.

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 - 91 SQM
Parking – On road
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
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.

Approximate Gross Internal Area 979 sq ft - 91 sq m

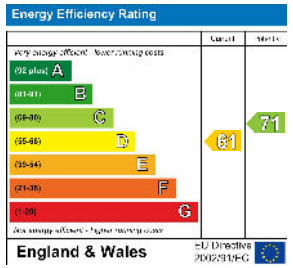
Ground Floor Area 632 sq ft – 59 sq m

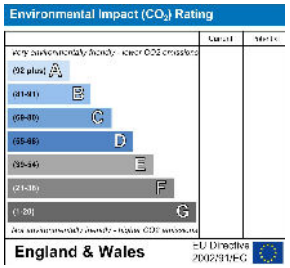
First Floor Area 347 sq ft – 32 sq m



- **End Terrace House**
- **Well Presented Throughout**
- **Spacious Kitchen/Dining Room**
- **Generous Living Room**
- **Sun Room**
- **Two Double Bedrooms**
- **Modern Bathroom**
- **Well Maintained Rear Garden**
- **NO CHAIN**
- **Viewing Highly Recommended**







PINK PLAN

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.

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