

Ducks Lane, Exning CB8 7HQ

Guide Price £350,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

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A stunning Victorian three story terraced home with spacious accommodation throughout and private gardens well located in the popular village of Exning.

Accommodation comprises of a living room, kitchen/dining room, three bedrooms with ensuite to master and a family bathroom.
Outside, the rear garden is accessed via a private driveway that offers off road parking for several cars and is broken up into a courtyard and a lawned south facing garden.

Viewing is strongly recommended. NO UPWARD CHAIN.







Entrance Hall
With stairs rising to first floor and door through to:

Living Room 14'6" x 11'7" (4.43m x 3.55m)
Feature fire place with tilled hearth, mantel and electric fire. Window to front aspect, radiator and door through to:

Kitchen/Breakfast Room 17'5" x 11'2" (5.32m x 3.42m)
Fitted with a range of matching eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Tilled splashbacks. Integrated appliances including, washer/dryer, dishwasher, fridge and fridge freezer. Range style cooker. Windows and door to rear aspect. Radiator.

First Floor Landing
With doors to bedrooms, bathroom and stairs rising to second floor. Window to front aspect.

Bedroom 11'5" x 11'5" (3.50m x 3.49m)
With window to front aspect. Radiator.

Bedroom 11'5" x 8'8" (3.48m x 2.66m)
With window to rear aspect. Radiator.

Bathroom 8'8" x 8'0" (2.66m x 2.44m)
Suite comprising, panelled bath, shower cubicle , low level WC, pedestal wash hand basin. Obscured window to rear aspect.

Second Floor Landing

Bedroom 14'7" x 12'3" (4.46m x 3.74)
Windows to front and rear aspects. Radiator. Door to:

Shower Room 6'3" x 5'2" (1.92m x 1.58m)
Suite comprising shower cubicle, low level WC and pedestal wash hand basin. Window to rear aspect.

Outside - Front
Garden boarded by privet hedging with path leading to front door.

Outside - Rear
The rear garden is accessed via a private driveway that offers off road parking for several cars and is broken up into a courtyard and a lawned south facing garden.

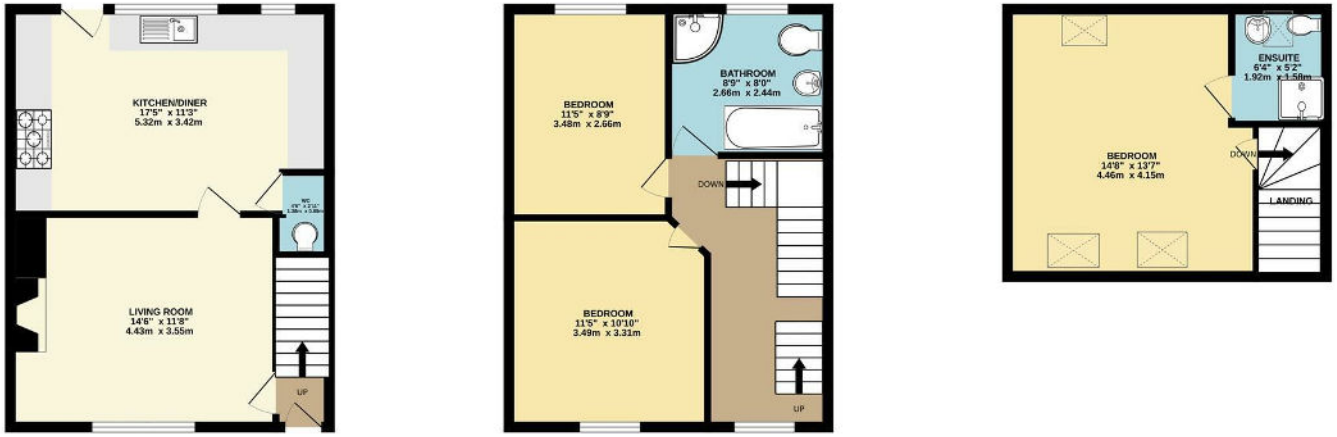
Location
Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience stores, alongside essential amenities such as a primary school and recreational 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.

Property Information
EPC - D
Tenure - Freehold
Council Tax Band - B - West Suffolk
Property Type - Terraced House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 99 SQM
Parking – Driveway
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

GROUND FLOOR
387 sq.ft. (36.0 sq.m.) approx.

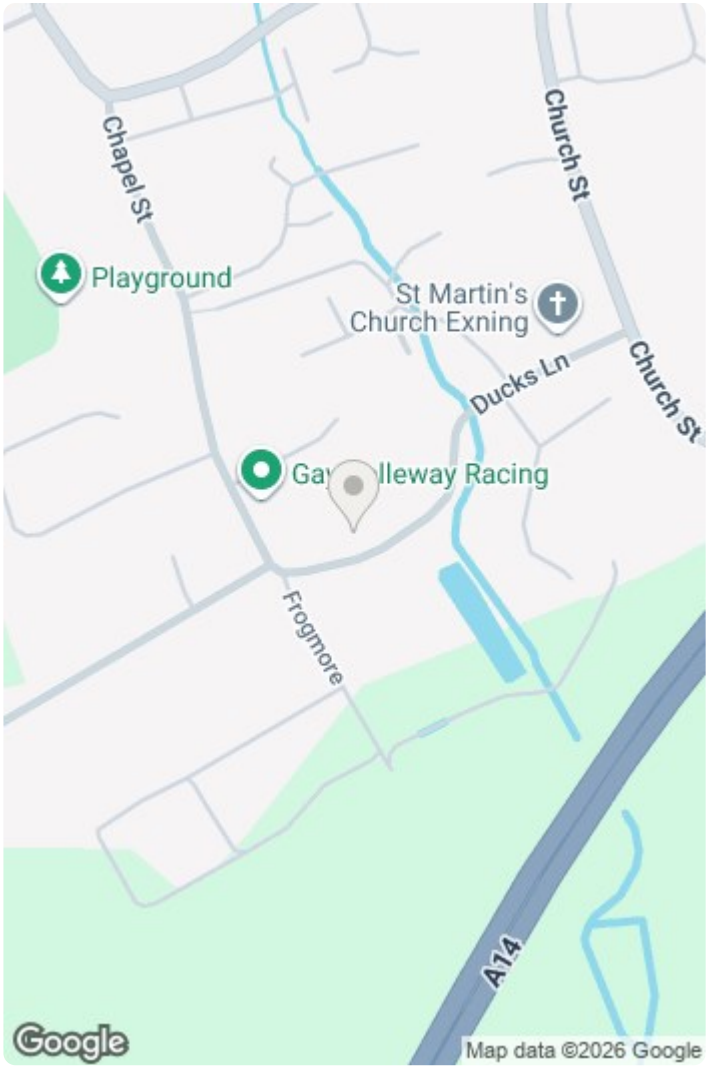
1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.

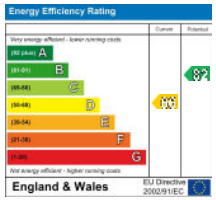
2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.

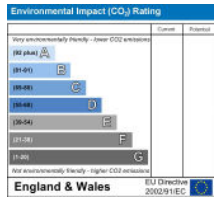


TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

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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