



Bluebell Drive, Exning CB8 7JA

Guide Price £289,000

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An exceptional terraced home on this new development in the popular village of Exning with countryside views from the front.

Exning is a popular village close to both Newmarket and Burwell and has several pubs and restaurants, a shop, primary school and is easily accessible to the A14.

Accommodation includes a living/dining room, Kitchen/breakfast room, groundfloor WC, three bedrooms with ensuite to master and a family bathroom.

Externally, the rear garden is fully enclosed and has a lawn, patio and garden shed. To the front there is a small frontage and off road allocated parking for two cars.

Must be seen to be fully appreciated.

Entrance Hall

With doors leading to living room and cloakroom.

Kitchen 15'10" x 8'2" (4.85m x 2.50m)

Modern fitted kitchen with a range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated eye level AEG double oven. Inset gas hob with stainless steel extractor over with stainless steel splashback. Space and plumbing for fridge/freezer. Bult-in storage cupboard. Radiator. LVT flooring throughout. Window to the rear aspect. Glazed door to rear garden. Door to living room.

Living Room 16'0" x 15'10" (4.90m x 4.85m)

Spacious living room with window to the front aspect. Stairs leading to first floor. Radiator. Doors to kitchen/dining room and entrance hall.

Cloakroom

Contemporary white suite comprising low level W.C. and hand basin. Radiator. Door to entrance hall.

Landing

With doors leading to all bedrooms and bathroom. Airing cupboard. Stairs leading to ground floor.

Master Bedroom 12'9" x 9'0" (3.90m x 2.75m)

Double bedroom with window to the front aspect. Built-in storage cupboard. Radiator. Doors to en suite and landing.

En Suite

Contemporary white suite comprising low level W.C., pedestal hand basin with mixer tap over and walk-in shower. Attractively tiled. Obscured window. Radiator. Door to Master Bedroom.

Bedroom 2 9'9" x 8'2" (2.98m x 2.50m)

Double bedroom with window to the rear aspect. Radiator. Door to landing.

Bedroom 3 8'2" x 6'2" (2.50m x 1.90m)

Well proportioned room with window to the rear aspect. Radiator. Door to landing.

Bathroom

Contemporary white suite comprising low level W.C., pedestal hand basin with mixer tap over and panelled bath with mixer tap and wall mounted shower over. Attractively tiled. Radiator. Door to landing.

Outside - Front

Block paved allocated parking area for two cars. Pathway leading to front door with storm porch over.

Outside - Rear

Mainly laid to lawn with paved pathway to the side. Timber shed. Access gate to the rear.

PROPERTY INFORMATION

EPC - B

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid-Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 74 SQM

Parking – Allocated Parking for Two Cars

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 900Mbps download, 110Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

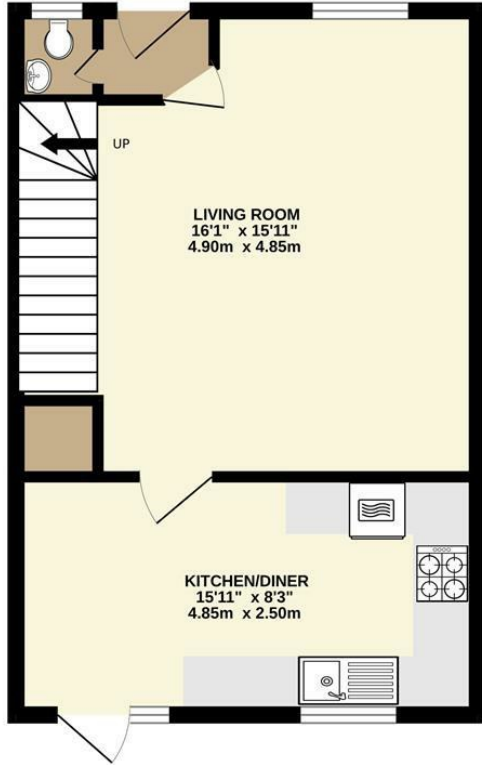
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

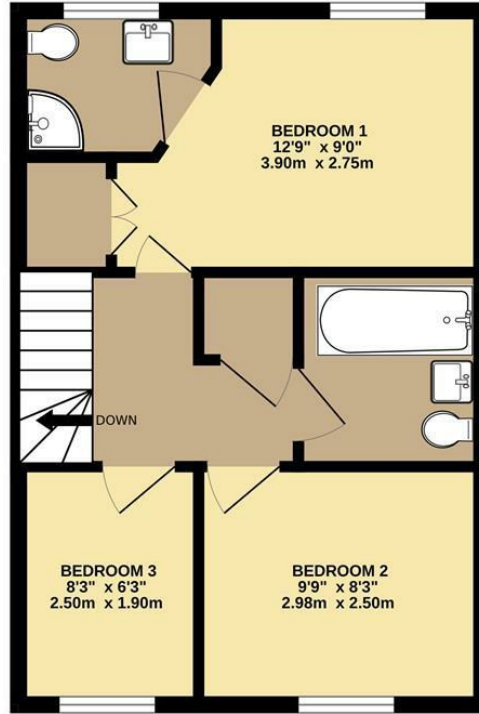
Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience stores, alongside essential amenities such as a primary school and recreational areas. 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
386 sq.ft. (35.9 sq.m.) approx.

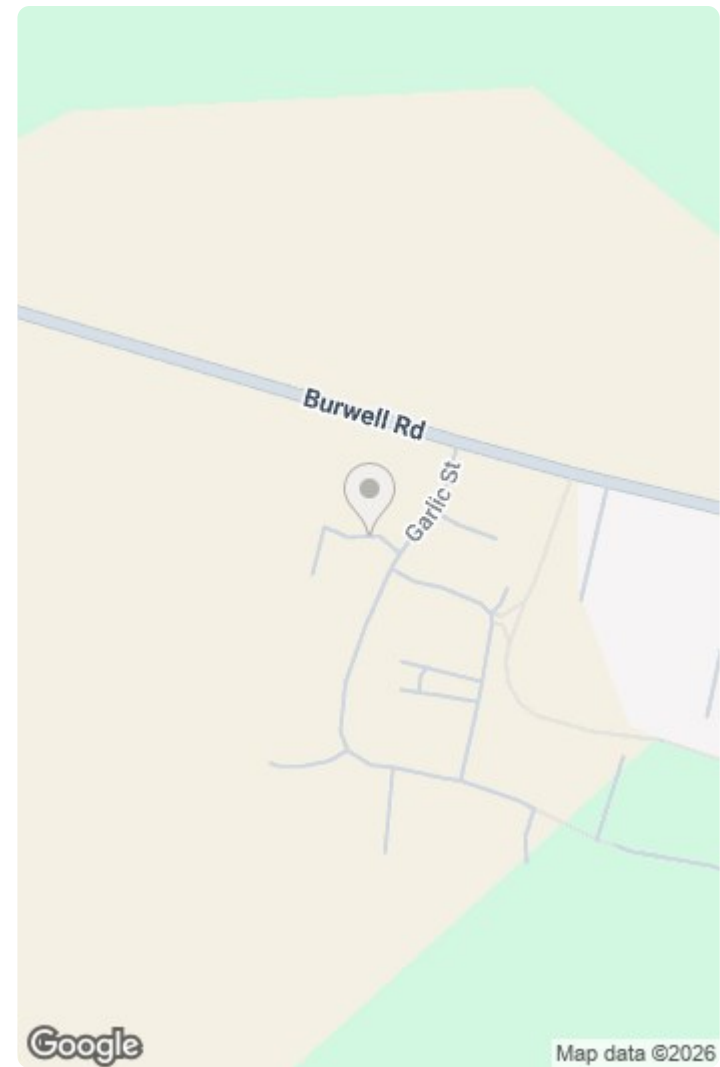


1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 769 sq.ft. (71.4 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
82-91pt A			82-91pt A		
72-81pt B			72-81pt B		
62-71pt C			62-71pt C		
52-61pt D			52-61pt D		
42-51pt E			42-51pt E		
32-41pt F			32-41pt F		
22-31pt G			22-31pt G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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