



Glanely Gardens, Exning CB8 7PA

Guide Price £799,995

MA
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A rather special modern and detached family home boasting around 2,960 square foot and set within this select development with easy access to the A14 and the City of Cambridge.

This impressive property has been skilfully extended and improved by the current owners and offers some fabulous open plan living with attention to detail throughout. Immaculately presented, this property offers spacious entrance hall, living room, sitting room/play room, stunning refitted kitchen/family room with measuring around 34ft long, utility room, five double bedrooms (two ensembles) and a family bathroom.

Externally the property offers a fully enclosed partly walled rear garden and double garage.

Outstanding family home – viewing recommended.

Entrance Hall
With doors leading to kitchen/dining/family room, living room, dining room and cloakroom. Karndeian flooring. Three built-in storage cupboards. Radiator. Stairs ascending to first floor landing.

Kitchen/Dining/Family Room
34'4" x 19'10"
Stunning, contemporary kitchen/dining/family room with bi-folding doors leading the patio area. Dual aspect windows. Kitchen: contemporary range of eye and base level cupboards and storage drawers with granite worktop over. Integrated range of eye levels ovens. Inset induction hob with stainless steel extractor above. Two integrated dishwashers. Two integrated full size fridges. Integrated full size freezer. Inset sink and drainer with mixer tap over. Coordinating kitchen island incorporating breakfast seating areas and further storage. Contemporary inset electric fire. Karndeian flooring throughout. Underfloor heating. Air-conditioning. Doors leading to living room, utility room and entrance hall.

Living Room
21'0" x 13'8"
Beautifully presented living room with window to the front aspect and doors to kitchen/dining/family room and entrance hall. Contemporary inset electric fire. Radiator.

Play Room
14'1" x 10'9"
Well proportioned room offering a variety of uses. Dual aspect windows. Radiator. Door to entrance hall.

Utility Room
Range of fitted eye level cupboards with worktop over. Space and plumbing for two washing machines and two tumble dryers. Karndeian flooring. Doors leading to kitchen/dining/family room and driveway.

Cloakroom
Modern white suite comprising low level W.C. and hand basin with mixer tap over. Karndeian flooring. Radiator. Door to entrance hall.

Landing
With doors leading to three bedrooms and bathroom. Built-in storage cupboards. Window to rear aspect. Radiator. Stairs ascending to second floor and descending to ground floor.

Master Bedroom
14'9" x 13'8"
Spacious room with dual aspect windows. Radiator. Air conditioning. Doors leading to dressing room, en suite and landing.

Dressing Room
9'8" x 8'5"
Generous room with bespoke built-in wardrobes. Window to the front aspect. Door to Master bedroom.

En Suite
Generous en suite with contemporary white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in cabinet under, panelled bath and walk-in shower. Obscured window. Ladder radiator. Built-in storage cupboard. Attractively tiled. Door to Master bedroom.

Bedroom 2
14'9" x 13'9"
Spacious room with dual aspect windows. Built-in wardrobes with mirrored sliding doors. Doors to en suite and landing.

En Suite
Contemporary white suite comprising low level, concealed cistern, W.C., inset hand basin with mixer tap over and built-in cabinet under and generous walk-in shower. Attractively tiled. Ladder radiator. Window to side aspect. Door to Bedroom 2.

Bedroom 3
14'1" x 10'11"
Generous room with built-in wardrobes. Window to the front aspect. Radiator. Door to landing.

Bathroom
Contemporary white suite comprising low level, concealed cistern, wall mounted W.C., inset hand basin with mixer tap over and built-in storage drawers under, panelled bath with mixer tap over and walk-in shower. Attractively tiled. Obscured window. Ladder radiator. Door to landing.

First Floor Landing
With doors leading to two bedrooms and bathroom. Built-in storage cupboard. Stairs ascending to first floor landing.

Bedroom 4
14'8" x 14'0"
Spacious room with Karndeian flooring. Dual aspect windows. Air conditioning. Door to landing.

Bedroom 5
10'8" x 10'6"
Spacious room with dual aspect windows. Built-in wardrobes. Door to first floor landing.

Bathroom
Modern white suite comprising low level W.C., wall mounted hand basin with mixer tap over, fitted cabinets and counter and walk-in shower. Window to the front aspect. Karndeian flooring. Radiator. Door to landing.

Double Garage
18'6" x 17'5"
With up and over doors. Access door to rear garden.

Outside - Front
Lawned area with low railings to the boundary with some established shrub planting. Pathway leading to front door with storm porch over. Door to utility room. Hardstanding driveway leading to the double garage. Access door to rear garden.

Outside - Rear
Spacious patio area with bi-folding doors leading to kitchen/dining/family room. Laid to faux grass. Door to garage. Access door to driveway.

PROPERTY INFORMATION
EPC - C
Tenure - Freehold
Council Tax Band - G (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 273 SQM
Parking – Driveway & Double Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas Radiators & Underfloor Heating
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.

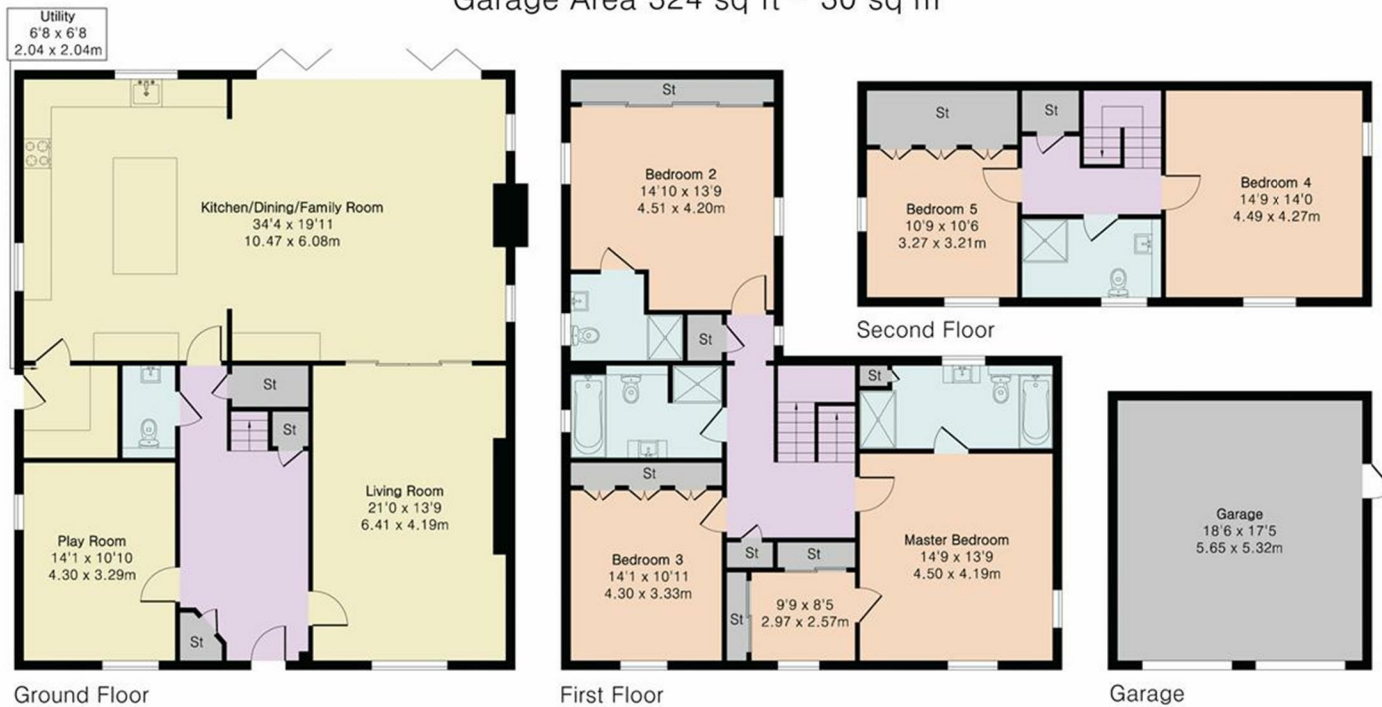
**Approximate Gross Internal Area 2960 sq ft - 275 sq m
(Excluding Garage)**

Ground Floor Area 1422 sq ft – 132 sq m

First Floor Area 1018 sq ft – 95 sq m

Second Floor Area 520 sq ft – 48 sq m

Garage Area 324 sq ft – 30 sq m



- **Beautifully Presented Detached House**
- **Stunning Kitchen/Dining/Family Room**
- **Living Room**
- **Five Double Bedrooms**
- **Two with Ensuite**
- **Contemporary Bathrooms**
- **Family Rear Garden**
- **Double Garage & Driveway**
- **NO CHAIN**
- **Viewing Highly Recommended**



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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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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