

Guide Price £400,000 to £425,000

A well-presented and improved four bedroom detached property nestled away in a peaceful location amongst other detached homes. On the ground floor is a welcoming hallway leading to a very good size dual aspect living/dining room, well equipped kitchen/breakfast room and useful shower room. Upstairs are four bedrooms and the updated family bathroom. The property benefits from the advantage of having solar panels which generate approximately £2,200 p/a. Sold with the added benefit of no onward chain.



LOCATION Exning is located on the Cambridge/Suffolk border and is just 2 miles away from the historic horse racing town of Newmarket and the thriving village of Burwell. The university city of Cambridge some 13 miles away is easily accessible with excellent access to the A14 which interconnects to the M11 motorway to London and the A11 to the east. The market town of Bury St Edmunds is approximately 15 miles away.



For commuters there is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge and Whittlesford Parkway offer direct rail lines into London, with Cambridge North Station and the fastest trains taking under one hour. Stansted International Airport is approximately 35 miles away.

The village offers a good range of local amenities including primary school which is the first in Suffolk to receive an 'outstanding' ofsted rating, at the back of the primary school is a children's nursery which also has an "outstanding" rating. There are 3 public houses, The White Swan, Wheatsheaf and White Horse offering a range of dining options and The Rosery Country House Hotel . There is also a post office, hairdresser's, dentist and other shops. Local doctors surgery and many other facilities are in Burwell, just a 2 minute drive away.



The nearby horseracing town of Newmarket provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club. Renowned globally for thoroughbred horses and boasting two separate racetracks with quality horses competing throughout the season.

ENTRANCE HALL Door and frosted double glazed window to front, door leading to all rooms, stairs rising to the first floor with storage cupboard below.

SHOWER ROOM Frosted double glazed window to side, tiled suite comprising, shower cubicle, wash hand basin, wc, vertical radiator and underfloor heating.



LIVING/DINING ROOM 25' 7" x 11' 1" (7.8m x 3.4m) Bright and spacious dual aspect room with double glazed windows to front and rear allowing plenty of natural light, two radiators. Natural stone and granite feature fireplace with a gas point. Door into kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM 12' 9" x 10' 2" (3.9m x 3.1m) Door leading out to rear garden, double glazed windows to rear and side. Range of wall and base mounted units and with work surface over incorporating breakfast bar, sink and drainer with mixer tap over. Double eye level oven, integrated appliances including washer/dryer, dishwasher, cooker, hob and fridge-freezer, tiled flooring.

LANDING Double glazed window to side aspect, doors leading to all bedrooms and bathroom, loft access.

BEDROOM ONE 11' 1" x 9' 10" (3.4m x 3m) Double glazed window to front, radiator, fitted wardrobes.



BEDROOM TWO 10' 2" x 12' 9" (3.1m x 3.9m) narrowing to 2.1m Double glazed window to rear aspect, radiator, fitted wardrobes.

BEDROOM THREE 11' 1" x 9' 2" (3.4m x 2.8m) Double glazed window to rear, radiator, fitted wardrobes.

BEDROOM FOUR 11' 1" x 5' 10" (3.4m x 1.8m) Double glazed window to rear, radiator.



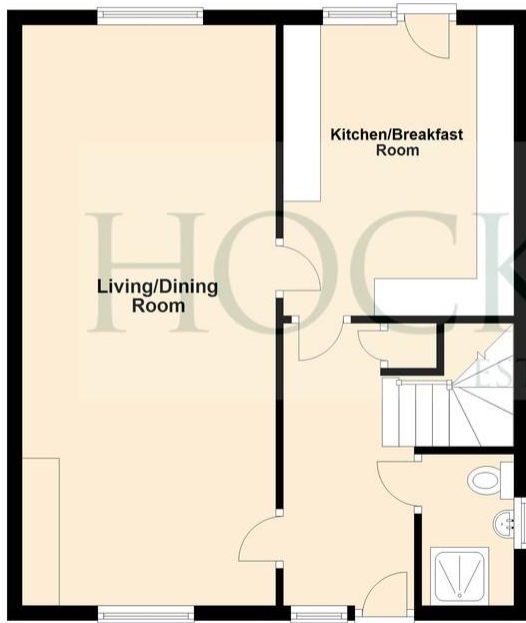
BATHROOM Frosted double glazed window to front, corner bath with mixer and shower over, wash hand basin with mixer tap, low level wc with hidden cistern, tiled flooring with underfloor heating.

GARDEN The enclosed rear garden is mainly laid to lawn with a patio area and tree/shrub borders. There is access to the side leading to a large gravel driveway and detached single garage with up and over door, overhead storage and power and lighting connected.

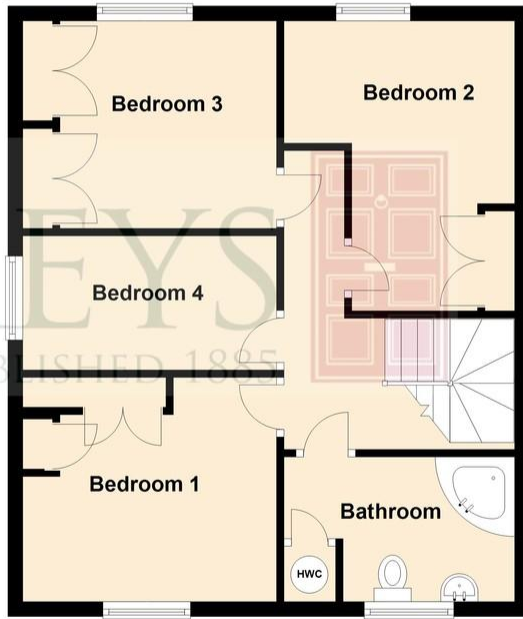
AGENTS NOTE The property benefits from the advantage of having solar panels which generate approximately £2,200 p/a. The contract will be signed across to the new owner upon completion. The contract is in place until 2036.



Ground Floor



First Floor



IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

10 Mill Road CB1 2AD
Telephone: 01223 356054
Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
ESTABLISHED 1885





25 New River Green, Exning, Newmarket,
CB8 7HS

Guide Price £400,000 to £425,000

Freehold

A detached four bedroom family home in an idyllic location within this sought after village. Sold with the advantage of no onward chain.



HOCKEYS
ESTABLISHED 1885

