



Shepherds Close

Exning | Newmarket | Suffolk | CB8 7PG

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Shepherd Close

An immaculately presented, expansive five bedroom detached house, offering spacious accommodation for family living. Located just outside the village of Exning, Shepherd Close is in a sought after location with easy access to the A14.

Exning is a delightful village, approximately two miles, Northwest of Newmarket and offers a range of amenities including a primary school, a number of pubs, post office and local shops. Approximately 16 miles Eastbound down the A14 is the historic market town of Bury St Edmunds. Known as a jewel in the crown of Suffolk, Bury St Edmunds, offers a wealth of award-winning restaurants, cafes and casual dining. There are many local shops, annual festivals and stunning parks. The Apex and Theatre Royal offer a variety of live productions and along with three cinemas provide excellent entertainment for all ages.





Step Inside

The generous reception hall gives access through to the rest of the accommodation. With underfloor heating across the ground floor, substantial staircase up to the first floor and an under-stair coat cupboard. The light and airy sitting room is accessed through double opening wooden doors and offers dual aspect windows including French doors opening onto the patio at the rear of the property. There is a front facing study which gives secondary access into the separate dining room with side aspect dual opening window. To the rear of the house is the generous kitchen, complete with a range of modern fitted units, providing a range of drawer and cupboard spaces and complemented by a central island with breakfast bar. There is also a separate downstairs wc and utility room with plumbing for washing machine and dryer as well as 2 more internal storage cupboards.

Upstairs, the substantial landing gives access to all five bedrooms and the family bathroom. The master bedroom contains a dressing area with built in mirrored wardrobes, dual aspect windows and modern ensuite shower room. The second bedroom at the north of the property also has a large ensuite shower room. The remaining bedrooms are all sizeable and can accommodate double beds. Upstairs is heated by radiators with double glazed windows throughout the property.





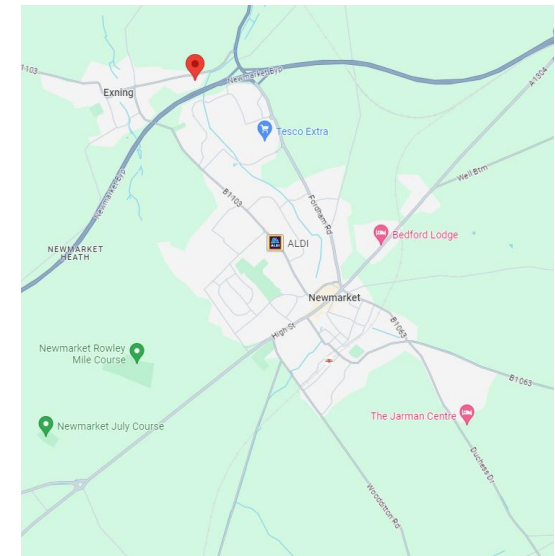
Step Outside

The property sits centrally on a plot of approximately half an acre (STS), with a sweeping driveway providing ample parking for multiple cars and access to the double garage. There is side access leading to the rear garden which has been laid to lawn with perimeter flower beds. There is a paved terraced area adjoining the rear of the property perfect for alfresco dining.



Location

The nearby horseracing town of Newmarket provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants, leisure facilities, including health clubs, a swimming pool and golf club. Bury St Edmunds is approximately 13 miles away. There is excellent access to the A14 and A11 (M11) and a branch line connection from Newmarket to Cambridge and Ipswich.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

2504.85 ft²
232.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Services

- Mains Water
- Mains Electricity
- Gas Heating
- Mains Drainage
- Under Floor Heating
- Council Tax Band – G
- EPC - B



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. In ternal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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