



38 Exning Road
Newmarket, Suffolk CB8 0AB
£415,000

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A rare opportunity to purchase this detached 3 bedroom property located close to the town centre and all amenities.

This home has been well maintained keeping many original features and with uPVC windows throughout and a Vaillant combination boiler installed in 2021 yet offers vast potential for extension and improvement (subject to planning).

Offering a spacious entrance hall, living room, dining room, conservatory, kitchen and utility room on the ground floor and 3 bedrooms and a spacious bathroom on the first floor. Externally the property benefits from off street parking and a private garden to the rear and NO CHAIN.

EPC (E)

Entrance Hall 12'1" x 8'11" (3.69 x 2.74)

With original solid wood entrance door, stairs leading to first floor, under stairs storage, storage cupboard with uPVC window to side aspect

Living Room 12'11" x 11'0" (3.95 x 3.37)

With uPVC bay fronted window, fireplace with tiled surround, wall mounted electric feature fire, radiator

Dining Room 13'0" x 9'6" (3.97 x 2.91)

With fireplace with tiled surround, built in storage cupboard, radiator, French doors leading to:

Sun Room 11'1" x 9'6" (3.39 x 2.91)

With uPVC windows, uPVC door leading to rear aspect, radiator

Kitchen 9'7" x 8'11" (2.93 x 2.74)

With a range of wall and base units, stainless steel sink with drainer and mixer tap over, space for oven with extractor over, uPVC window to side aspect, sliding doors leading to:

Utility Room 5'10" x 5'3" (1.79 x 1.61)

With space and plumbing for washing machine and furtehr appliances, uPVC window to rear aspect, door leading to low level WC with uPVC window to side aspect.

FIRST FLOOR

Bedroom 1 11'8" x 11'1" (3.56 x 3.38)

With uPVC bay window to front aspect, fireplace with tiled surround, built in cupboard, radiator

Bedroom 2 11'7" x 11'1" (3.54 x 3.38)

With fireplace, uPVC window to rear aspect, radiator, two built in cupboards

Bedroom 3 8'11" x 5'10" (up to 8'7") (2.74 x 1.80 (up to 2.63))

With uPVC window to front aspect, radiator

Bathroom 9'6" x 7'2" (2.92 x 2.19)

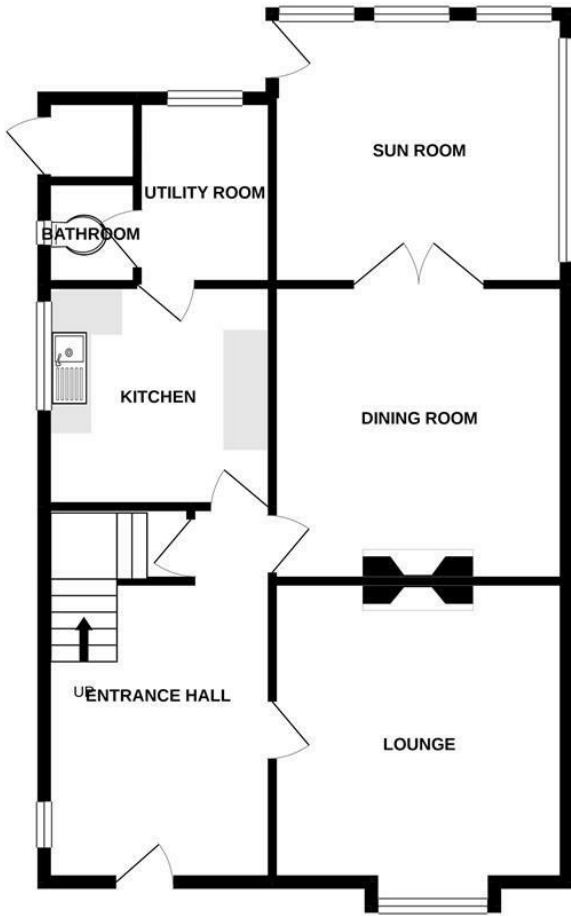
With panelled bath with shower attachment over, low level WC, pedestal sink, uPVC window to rear aspect, airing cupboard housing Vaillant boiler (installed My 2021)

Outside

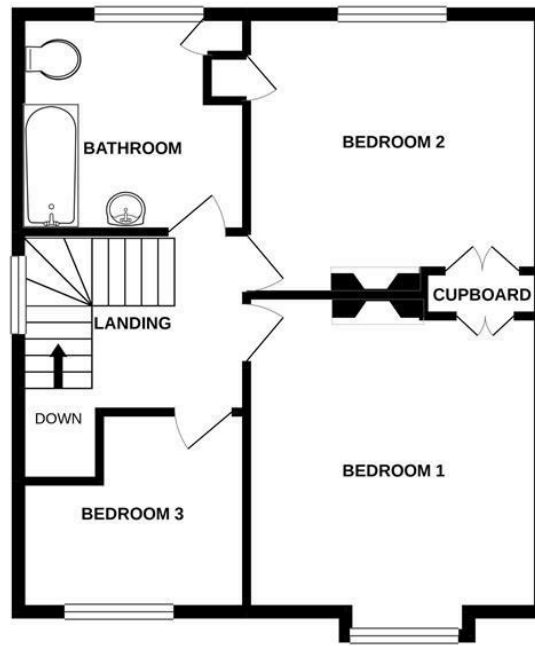
The property is approached via a gated gravel and shingle driveway with an up and over door leading to the car port and a gated side access.

To the rear the property offers an enclosed and private garden laid to lawn with mature trees and a large shed on hard standing.

GROUND FLOOR



1ST FLOOR



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		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		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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