



63 Glebe Drive
Exning, Suffolk CB8 7FQ
Guide Price £575,000

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A superbly presented modern family home standing at the end of a no-through road and positioned within this highly regarded and recently constructed development.

This impressive property offers sizeable rooms throughout and accommodation includes spacious entrance hall, living room, dining room, superb kitchen/dining room with integrated appliances, cloakroom, five good size bedrooms (en-suite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers an extensive driveway providing parking for vehicles, detached double garage and a delightful landscaped rear garden.

Council Tax: F

EPC: B

Accommodation Details

Entrance Hall

With central staircase rising to the first floor, storage cupboard, high gloss tiled flooring, windows to the front aspect, doors to:

Cloakroom

With low level WC and hand wash basin.

Living Room 23'4 x 12'10 (7.11m x 3.91m)

Feature fireplace, TV aerial connection point, carpeted flooring, radiator, two windows to the front aspect, French doors opening out to rear garden.

Dining Room 12'10 x 8'2 (3.91m x 2.49m)

With ample space for a dining table and chairs, two windows to the front aspect, carpeted flooring, radiator.

Kitchen / Breakfast Room 23'8 x 14'1 (7.21m x 4.29m)

Fitted with a range of high gloss wall mounted and base storage units with working top surfaces over, undermounted sink with drainer and mixer tap over, built in double oven with separate gas burning hob and stainless steel extractor hood above,

integrated dishwasher and drinks fridge/wine cooler, space for freestanding fridge freezer, radiator, high gloss tiled flooring, two windows to the rear aspect and French doors leading out to the rear garden, further door to:

Utility

With base storage units, stainless steel sink with drainer and mixer tap over, space and plumbing for washing machine, wall mounted boiler, high gloss tiled flooring, door leading out to side passage.

FIRST FLOOR

Landing

Doors to:

Master Bedroom 13'9 x 13'0 (4.19m x 3.96m)

With two windows to the front aspect, built in wardrobes, carpeted flooring, radiator, door to:

Ensuite

Comprising low level WC, hand wash basin, bath and walk in shower, part tiled walls, radiator, obscured window to the rear aspect.

Bedroom 2 12'10 x 11'10 (3.91m x 3.61m)

With two windows to the front aspect, built-in wardrobe, radiator.

Bedroom 3 12'10 x 10'10 (3.91m x 3.30m)

With window to the rear aspect, built-in wardrobe, radiator.

Bedroom 4 10'6 x 9'10 (3.20m x 3.00m)

With window to the rear aspect, radiator.

Bedroom 5 8'10 x 6'11 (2.69m x 2.11m)

With window to the rear aspect, radiator.

Bathroom

Four piece suite comprising walk in shower with glass enclosure, low level WC, hand wash basin and panelled bath, fully tiled walls, chrome heated towel rail, tile effect flooring, obscured window to the front aspect.

Outside - Front

Path to entrance door, shrub borders with slate chippings, side gated access to rear garden, paved driveway and double detached garage.

Outside - Rear

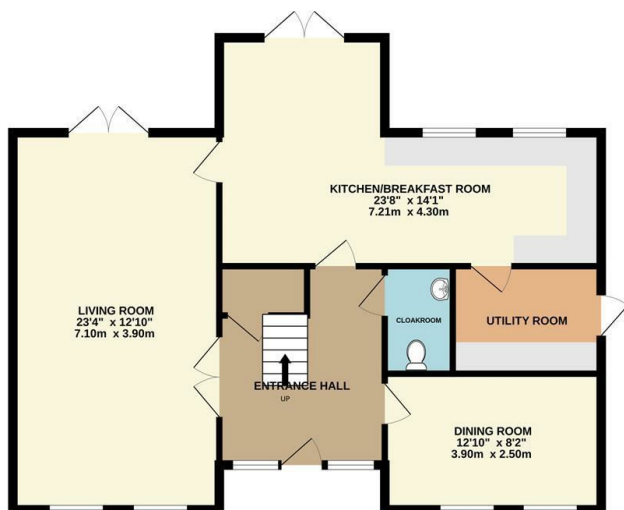
Generous sized rear garden laid mainly to shingle with raised planters, patio area and greenhouse.

Detached Double Garage

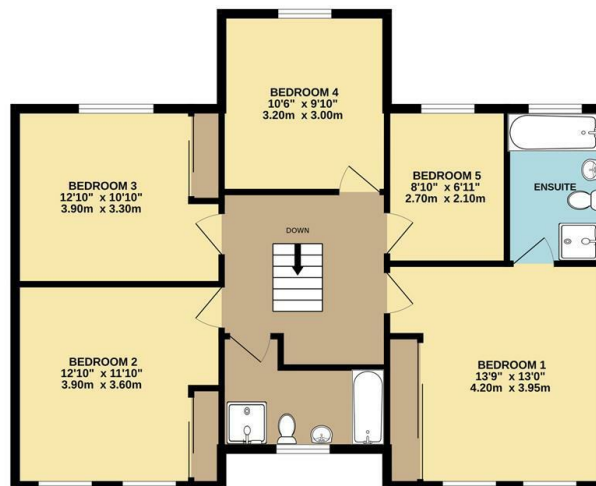
With up and over doors, connected to power and lighting.



GROUND FLOOR
881 sq.ft. (81.8 sq.m.) approx.



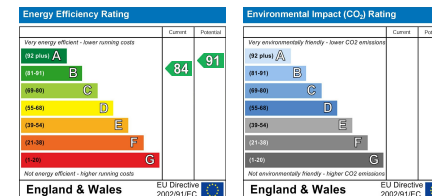
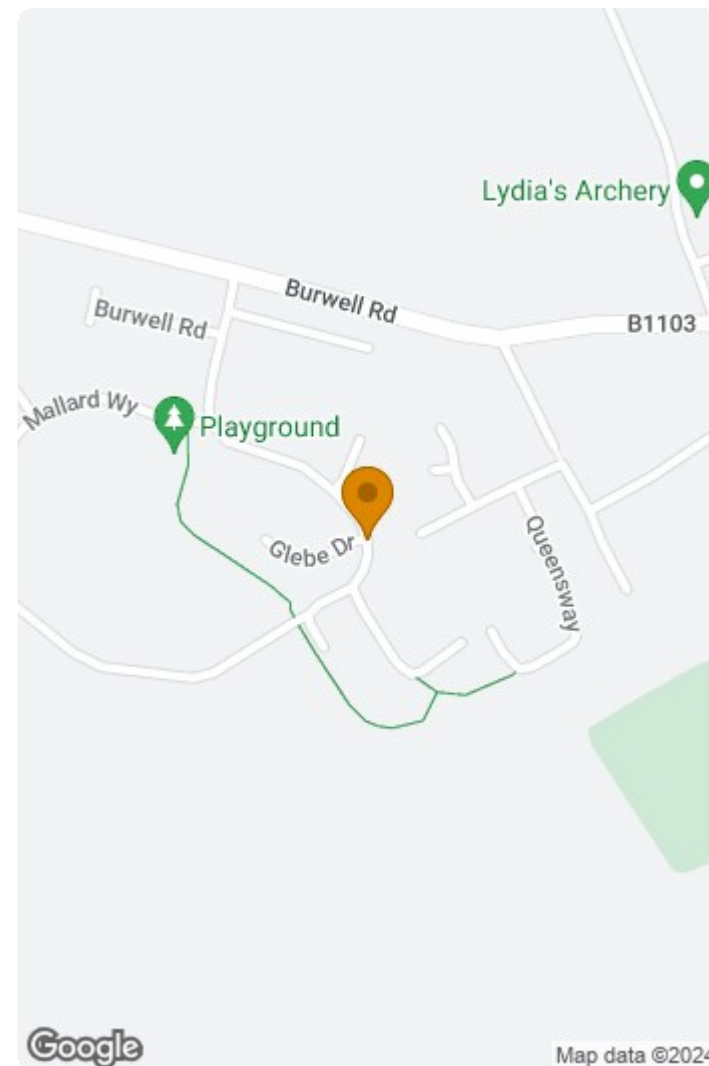
1ST FLOOR
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 1767 sq.ft. (164.1 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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