



Glebe Drive, Exning CB8 7FQ

Guide Price £380,000

MA

Morris Armitage

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Glebe Drive, Exning CB8 7FQ

A superbly presented Detached Family Home located within this popular development. With accommodation comprising Entrance Hall, Living Room, Kitchen/Dining/Family Room, Three Bedrooms, Ensuite to master, Family Bathroom and Cloakroom. Detached Garage currently configured as part storage and part Office or Utility Space.

Entrance Hall

Laid wooden style flooring, staircase rising to the first floor, storage cupboard, radiator and door through to the:

Living Room 14'4" x 9'10", 190'3" (4.37 x 3.58)

Spacious living room with TV connection point, radiator and dual aspect windows to the front aspect.

Kitchen/Dining/Family Room 23'3" x 9'1" (7.09 x 2.79)

Fitted with a range of both eye and base level storage units with wooden working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated appliances including oven and ceramic hob with extractor hood above, fridge/freezer and dishwasher. Laid wooden style flooring, radiator, window and French style door to the rear aspect.

WC

Low level WC, pedestal wash basin, part tiled walls, radiator and window to the front aspect.

Office/Utility 8'11" x 5'9" (2.73 x 1.77)

Useful office/utility room located in the garage with space for a tumble dryer, laid wooden style flooring, power and light and door through to the garage.

First Floor Landing

Window to the side aspect, storage cupboard and door through to:

Bedroom 1 14'4" x 9'8" (4.37 x 2.96)

Double bedroom with radiator, dual aspect windows to the front aspect and door through to the:

Ensuite

Three piece bathroom suite comprising of a low level WC, pedestal wash basin, enclosed shower cubicle, radiator and window to the front aspect.

Bedroom 2 11'5" x 8'2" (3.48 x 2.50)

Radiator and window to the rear aspect.

Bedroom 3 9'3" x 8'0" (2.84 x 2.46)

Radiator and window to the rear aspect.

Bathroom

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath, part tiled walls and window to the rear aspect.

Garage 12'11" x 10'1" (3.95 x 3.08)

With up and over door, eaves storage, power and lighting and partition/door through to the utility/office and pedestrian door to the side.

Outside - Rear

Fully enclosed rear garden mostly laid to lawn with paved patio area, door through to the garage/utility room and side pedestrian gate.

Outside - Front

Predominately laid to lawn frontage, pathway leading up to the front entrance and driveway parking to the side of the property.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - B

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached House
Property Construction - Standard
Number & Types of Room - Please refer to the floorplan

Square Meters - 92 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

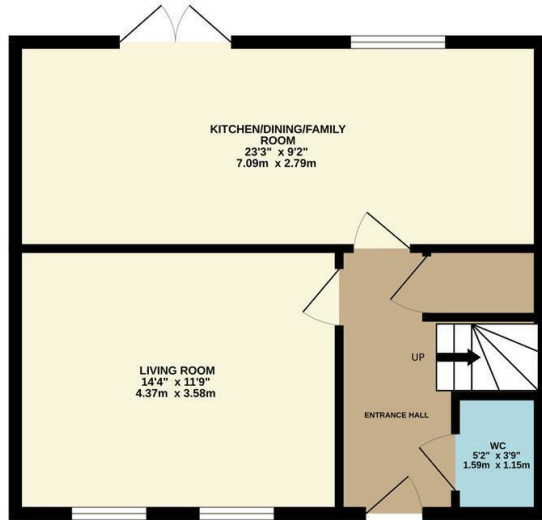
Mobile Signal/Coverage - Good

Rights of Way, Easements,

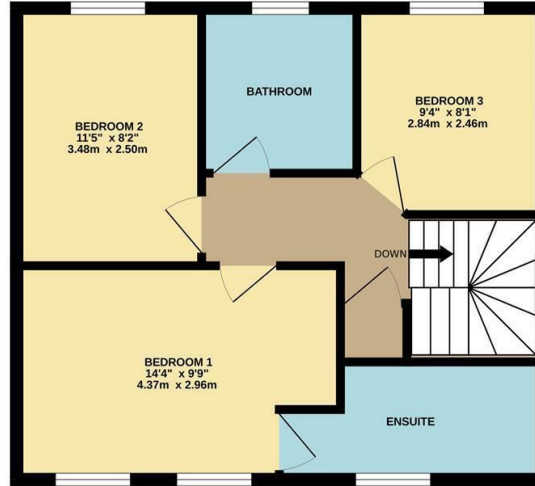
Covenants - None that the vendor is aware of



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

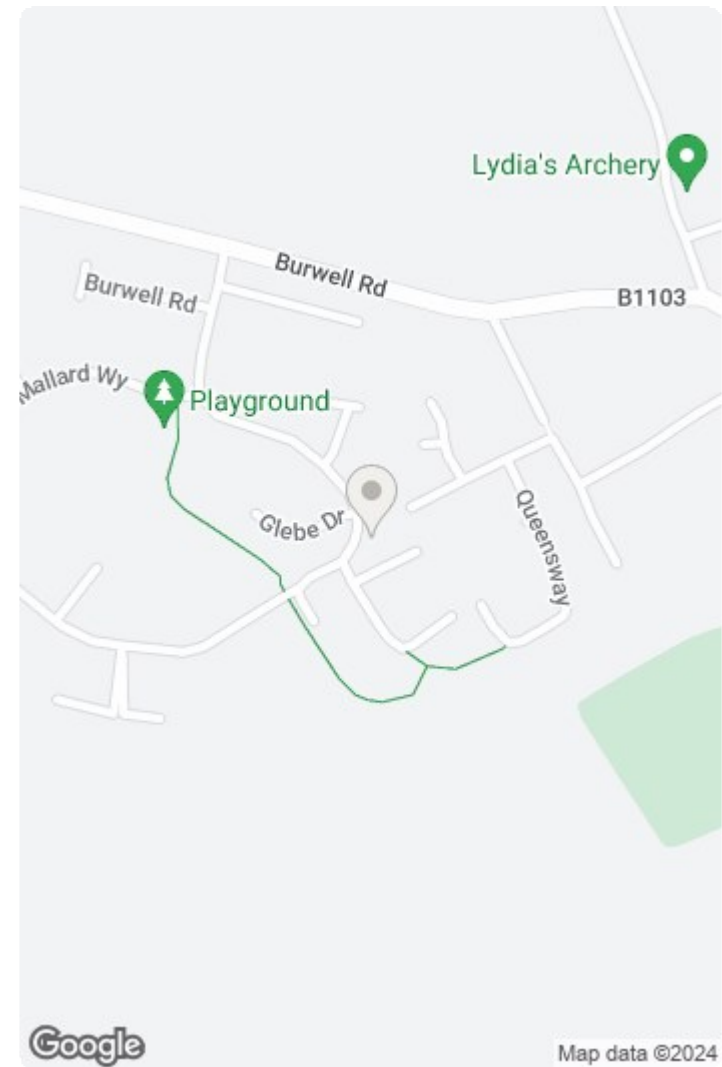


1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (29-38)			F (29-38)		
G (1-28)			G (1-28)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	83	94	England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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