



**St. Wendreds Way, Exning CB8 7HH**

**Guide Price £325,000**

**MA**

Morris Armitage

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## St. Wendreds Way, Exning CB8 7HH

A simply outstanding, comprehensively improved and updated three bedroom terraced family home standing in this popular established cul-de-sac, located within the centre of this thriving much loved village.

Enjoying stylish, contemporary and immaculate rooms throughout to comprise an entrance porch with sliding door storage, a stunning re-fitted kitchen/dining room with fitted Neff appliances, a front to back, light and airy sitting room, three generously proportioned bedrooms and a re-fitted shower room.

Externally the property boasts a good size rear garden with decking area and detached summer house with power and electric. Complete with off road parking to the front.

A rather special property – early viewing recommended.

### Entrance Hall

With staircase rising to the first floor, engineered wood flooring, large storage cupboards with sliding doors, radiator, access and door leading through to:

### Sitting Room 10'10" x 16'9" (3.32m x 5.13m)

Dual aspect room with windows to the front and rear aspects, engineered wood flooring, feature fireplace to the side, two contemporary vertical radiators, TV aerial connection point.

### Kitchen/Diner 16'9" x 15'10" (5.13m x 4.85m)

Re-fitted kitchen fitted with a contemporary range of high gloss eye level and base storage units, central island with contrasting high gloss units with wood working top surface over, inset sink unit with mixer tap over and ceramic hob with extractor hood over, integrated eye level Neff double oven, integrated Neff combi microwave oven, integrated coffee machine, integrated steam oven, integrated warming drawer, integrated fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, integrated appliances to include ample room for dining table and chairs, engineered wood flooring, built in understairs cupboard, radiator, window to the rear aspect, French style doors leading to the rear garden.

### First Floor Landing

With access to loft space, window to the front aspect, airing cupboard, access and door leading through to:

### Bedroom 1 15'5" max x 10'0" (4.70m max x 3.05m)

With window to the rear aspect, engineered wood flooring, built in wardrobes with sliding doors, radiator.

### Bedroom 2 13'11" max x 10'2" (4.26m max x 3.10m)

With window to the rear aspect, engineered wood flooring, built in cupboard, radiator.

### Bedroom 3 10'6" x 6'7" (3.20m x 2.01m)

With window to the front aspect, engineered wood flooring, radiator.

### Bathroom

Re-fitted shower room with suite comprising shower enclosure, wash hand basin with mixer tap over, low level WC, tiled walls, tiled flooring, underfloor heating, heated towel rail, window with obscured glass to the front aspect.

### Outside - Front

Front garden laid to lawn and bordered by mature plants/shrubs, paved parking area, pathway leading to the front door.

### Outside - Rear

Fully enclosed rear garden,

predominantly laid to lawn with a variety of mature plants/shrubs, decking area with integrated seating and steps up to main garden, timber built Summerhouse with power and lighting connected, timber pergola and storage shed.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Mid-Terrace House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 83 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

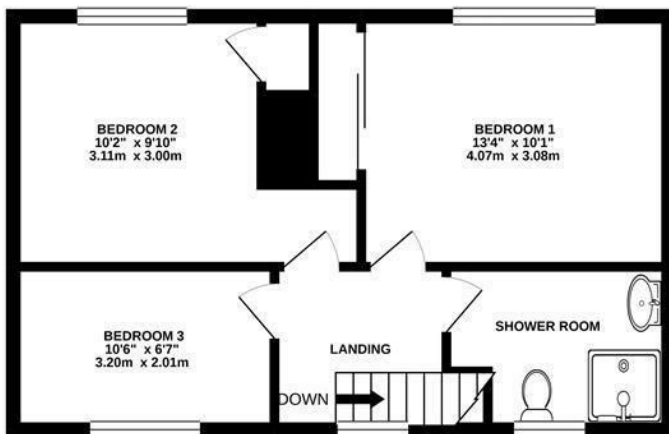
Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

Mobile Signal/Coverage – Good

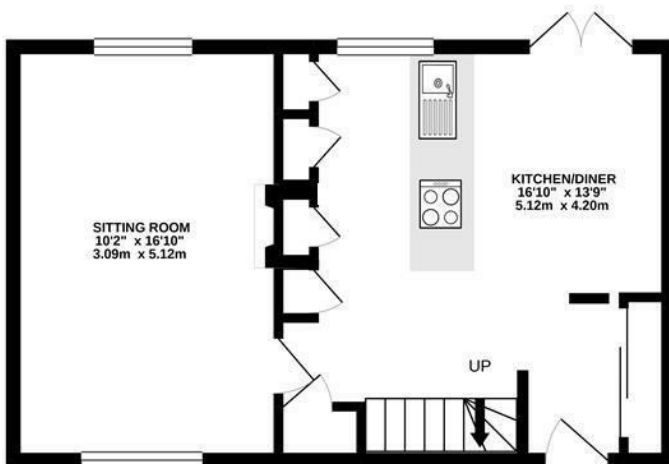
Rights of Way, Easements, Covenants – None that the vendor is aware of



**1ST FLOOR**  
428 sq.ft. (39.7 sq.m.) approx.

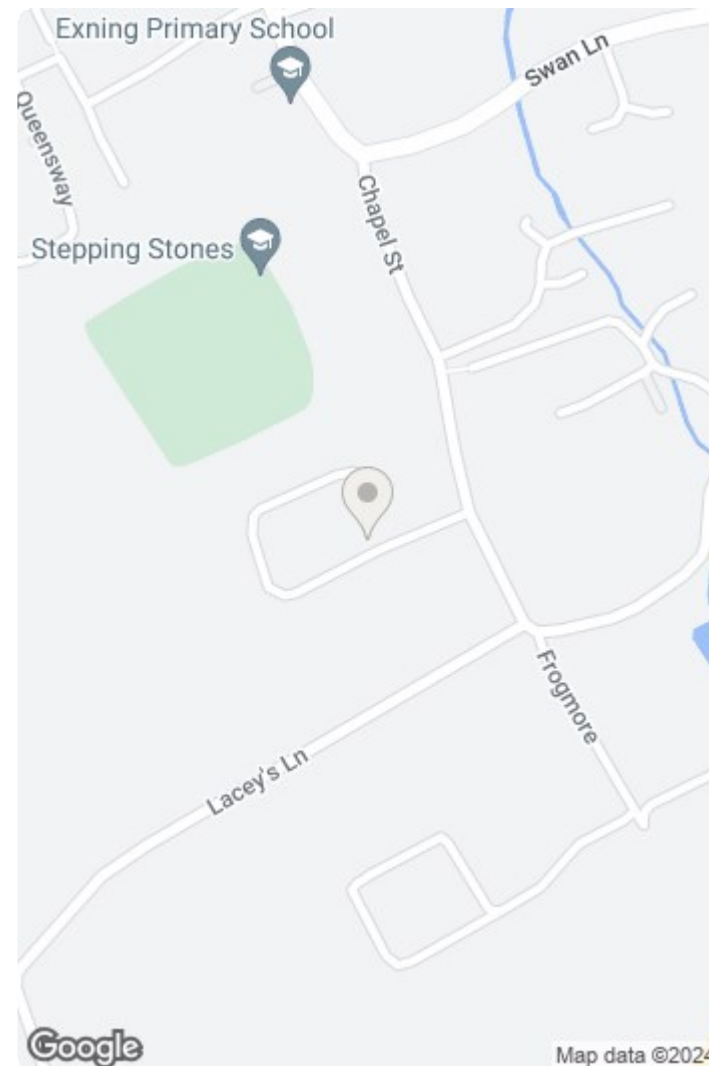


**GROUND FLOOR**  
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 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 <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	88	England & Wales	EU Directive 2002/91/EC	75

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