



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

**Guide Price £255,000**

## St. Wendreds Way, Exning CB8 7HJ

An established family home set towards the end of a no-through road and located within this picturesque and well served village.

Well presented and tastefully decorated, this property offers accommodation to include entrance hall, living room with dining room, kitchen, rear lobby, utility room, WC, two double bedrooms and a first floor bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers off road parking and a delightful fully enclosed well stocked rear garden.

### Entrance Hall

Doors to kitchen and living room. Stairs to first floor.

### Kitchen 11'9" x 7'3" (3.60m x 2.23m)

A range of eye and base level cupboards with work top over. Stainless steel sink and drainer. Integrated oven with inset gas hob. Space and plumbing for dishwasher. Space and connection for undercounter fridge. Window overlooking rear garden. Tiled flooring. Radiator. Half glazed door leading to inner lobby. Door to entrance hall.

### Living Room 12'1" x 10'9" (3.70m x 3.30m)

Bright room with wooden flooring. Inset fireplace with tiled hearth and woodburner style gas stove. Window overlooking front aspect. Radiator. Opening to dining area. Door to entrance hall.

### Dining Area 9'6" x 9'6" (2.90m x 2.90m)

Spacious dining area with wooden flooring. French doors leading to rear garden. Opening to living room. Radiator.

### Inner Lobby

Doors to kitchen, utility room, rear garden and front driveway.

### Utility Room 7'6" x 4'10" (2.30m x 1.49m)

Worktop with inset stainless steel sink and drainer. Space and plumbing for under counter washing machine. Space and connection for under counter tumble dryer and freezer. Door to cloak room and inner lobby.

### Cloakroom

Low level W.C. Door to utility room.

### Landing

Doors leading to bedrooms and bathroom. Stairs to ground floor.

### Bathroom

Modern white suite comprising low level W.C. with concealed cistern and inset flush, wall mounted hand basin with mixer tap over and built-in vanity unit under. Generous walk-in shower. Attractively tiled throughout. Window overlooking rear aspect.

### Bedroom 1 9'6" x 8'2" (2.90m x 2.50m)

Generous double bedroom with built-in wardrobes. Window overlooking front aspect. Radiator. Door leading to landing.

### Bedroom 2 9'6" x 6'6" (2.90m x 2m)

Good size double bedroom with built-in wardrobes. Window overlooking rear aspect. Radiator. Door to landing.

### Outside - Front

Block paved driveway, providing ample

off street parking. Half glazed door leading to inner lobby. Half glazed door with side window and storm porch leading to entrance hall.

### Outside - Rear

Fully enclosed garden, mainly laid to lawn with attractive, well stocked flower and shrub bed border. Patio areas to rear of the house and rear of the garden. French doors to dining area. Door leading to inner lobby.

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 66 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available

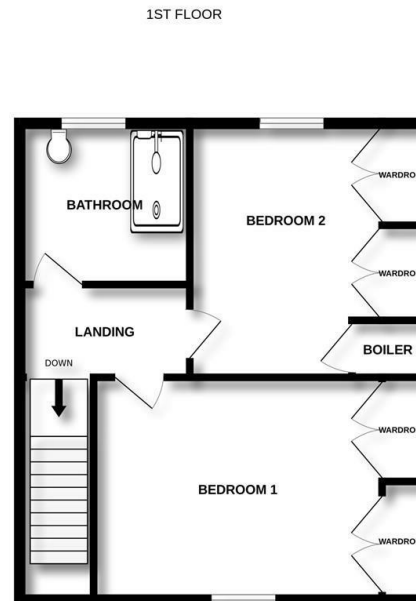
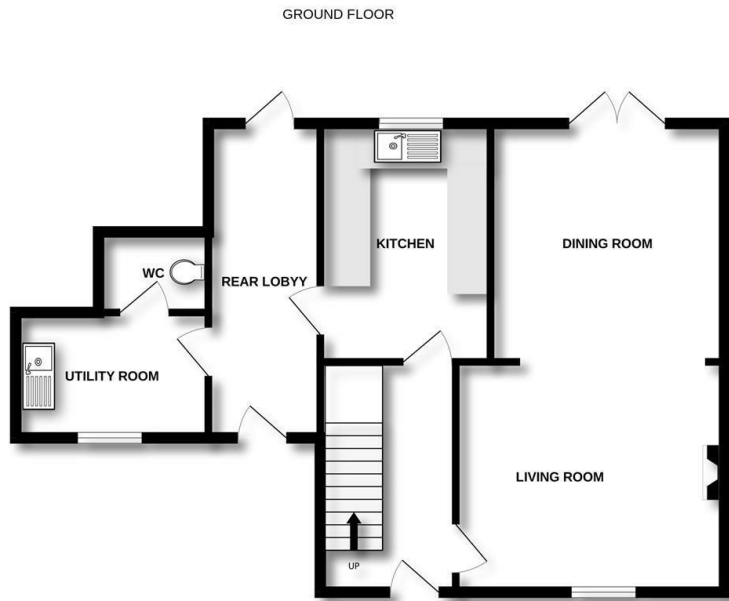
1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Good

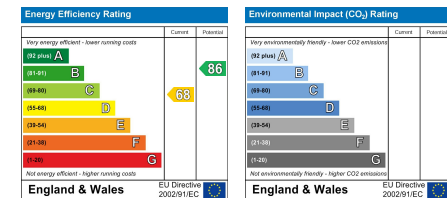
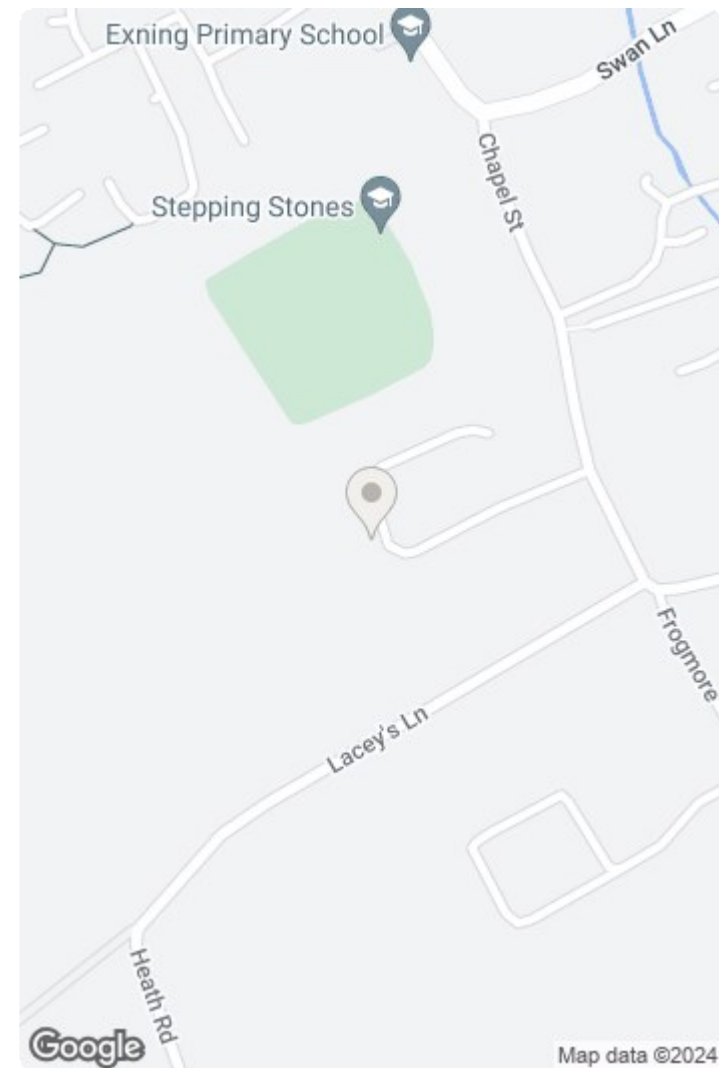
Rights of Way, Easements, Covenants -

None that the vendor is aware of





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.  
Made with Metropix ©2024



This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising from them. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.

