



**New River Green**  
**Exning, CB8 7HS**  
**Offers In The Region Of £450,000**

## New River Green, Exning, CB8 7HS

A modern and detached family home nestling on a corner plot position, within a popular residential area, and set in the heart of this thriving village and in walking distance of a highly regarded primary school.

Boasting accommodation to include entrance hall, living room, dining room, refitted kitchen, conservatory/family room, four bedrooms and family bathroom.

Externally the property offers gardens to front and side, fully enclosed rear garden, paved patio and single garage with driveway.

EPC (C)  
Council Tax D (West Suffolk)

### Accommodation Details:

With storm canopy and double glazed front entrance door through to the:

### Entrance Hall

Staircase rising to the first floor, storage cupboard, radiator and door through to the:

### Living Room 21'1" x 10'9" (6.43 x 3.28)

Spacious living room with TV connection point, radiator and window to the side and front aspect.

### Kitchen 9'6" x 9'1" (2.92 x 2.79)

Fitted with a range of matching eye and base level storage units with working surfaces over, tiled splashback areas, inset 1 1/2 bowl sink and drainer, integrated oven, space and plumbing for a fridge/freezer and washing machine. Tiled flooring, window to the rear and door through to the conservatory.

### Conservatory 14'8" x 12'7" (4.49 x 3.85)

Large conservatory with double glazed windows surrounding, side external door and French doors out to the rear garden.

### Dining Room 11'11" x 9'6" (3.64 x 2.92)

With radiator and window to the front aspect.

### WC 6'2" x 3'8" (1.88 x 1.13)

With low level WC and wash basin.

### First Floor Landing

Storage cupboard and window to the front aspect.

### Bedroom 1 10'8" x 9'9" (3.27 x 2.99)

Double bedroom with large fitted oak wardrobes, radiator and window to the side aspect.

### Bedroom 2 10'8" x 8'10" (3.27 x 2.71)

Double bedroom with radiator and window to the front aspect.

### Bedroom 3 9'6" x 8'10" (2.92 x 2.71)

Double bedroom with fitted wardrobes, radiator and window to the front aspect.

### Bedroom 4 9'9" x 6'11" (2.99 x 2.11)

With storage cupboard and window to the rear aspect.

### Bathroom 6'10" x 5'7" (2.10 x 1.72)

Three piece white suite comprising a concealed WC, wash basin with vanity cupboards under, walk-in shower unit, heated towel rail, tiled walls and flooring and window to the rear aspect.

### Outside - Rear

Beautifully kept rear garden with ample paved patio seating area, lawn area, timber garden shed, outdoor lighting and side pedestrian gate.

### Outside - Front

Laid to lawn frontage with pathway leading up to the front entrance. Located to the side of the property in the off-road parking and single garage.

### Property Information:

Maintenance fee - n/a

EPC - C

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 - 104 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available

100Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom

advise likely

Rights of Way, Easements, Covenants

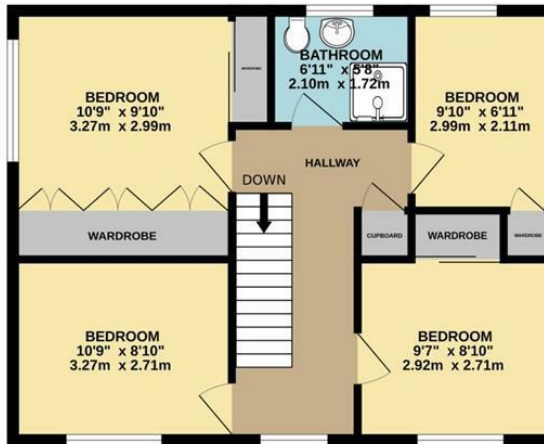
- None that the vendor is aware of



**GROUND FLOOR**  
745 sq.ft. (69.2 sq.m.) approx.



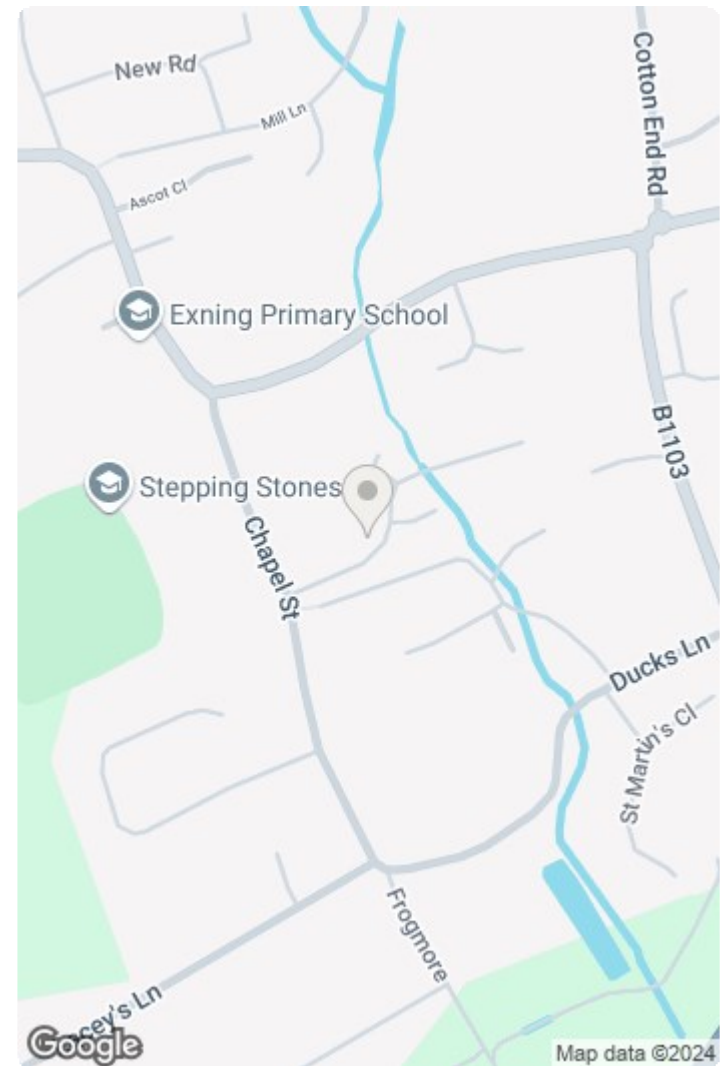
**1ST FLOOR**  
559 sq.ft. (51.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1303 sq.ft. (121.1 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
Very energy efficient - lower running costs	A		
(11-41)	B		
(42-49)	C		
(50-54)	D		
(55-59)	E		
(60-69)	F		
(70-74)	G		
Not energy efficient - higher running costs			
England & Wales		71	86
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(92-100)	C		
(101-105)	D		
(106-110)	E		
(111-120)	F		
(121-130)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
	EU Directive 2002/91/EC		

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