



New River Green, Exning CB8 7HS

Offers In The Region Of £450,000

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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

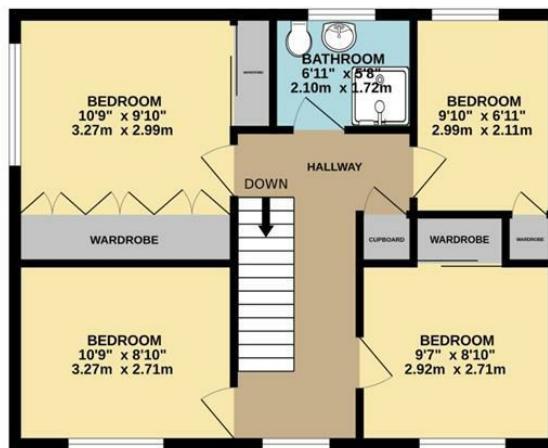
Beautifully kept rear garden with ample paved patio seating area, lawn area, timber garden shed, outdoor lighting and side pedestrian gate.



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



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

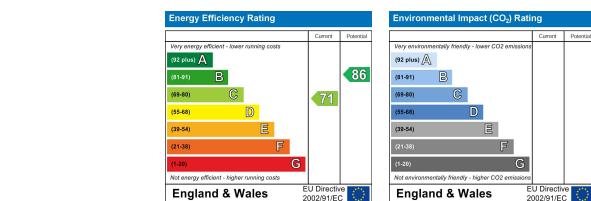
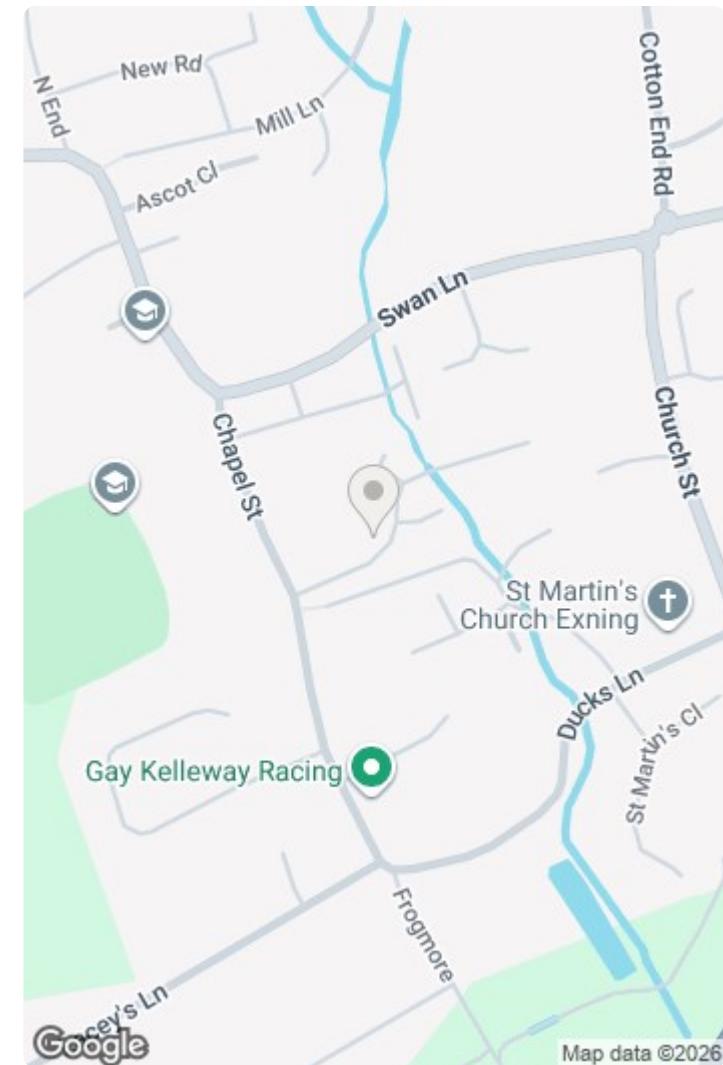


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TOTAL FLOOR AREA : 1303 sq.ft. (121.1 sq.m.) approx.

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