St. Martins Close, Exning
CB8 7HG
Guide Price £290,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

St. Martins Close, Exning CB8 7HG

A detached bungalow nestling within this highly regarded and established residential area and offered for sale with no onward chain.

Accommodation includes an entrance hall, living room/dining room, two generous bedrooms and a bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed rear garden with a lovely views towards the local church, off road parking and garage facilities.

Accommodation Details:
Part glazed front door leading through to:

Entrance Hall
With access to lofts space, radiator, door leading through to:

Living Room 15'10" x 10'10" (4.83m x 3.30m)
Spacious living room with feature fireplace and wooden mantle, TV connection point, radiator and windows to the front and side aspect.

Kitchen 11'7" x 10'10" (3.53m x 3.30m)
Fitted with matching eye and base level storage units and working tops over, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, boiler, space and plumbing for fridge and washing machine and integrated four ring hob and oven. Window to the rear aspect and side door.

Bedroom 1 11'3" x 8'8" (3.43m x 2.64m)
Fitted with wardrobes and overhead cupboards , radiator and window to the front aspect.

Bedroom 2 11'0" x 10'0" (3.35m x 3.05m)
Radiator and opening leading through to:

Conservatory 7'5" x 5'5" (2.26m x 1.65m)
Radiator, double glazed windows and door leading to the rear garden.

Bathroom 6'7" x 6'2" (2.01m x 1.88m)
Three piece suite comprising of low level WC, wash basin, panelled bath with shower attachment, tile walls and obscured window to the rear aspect.

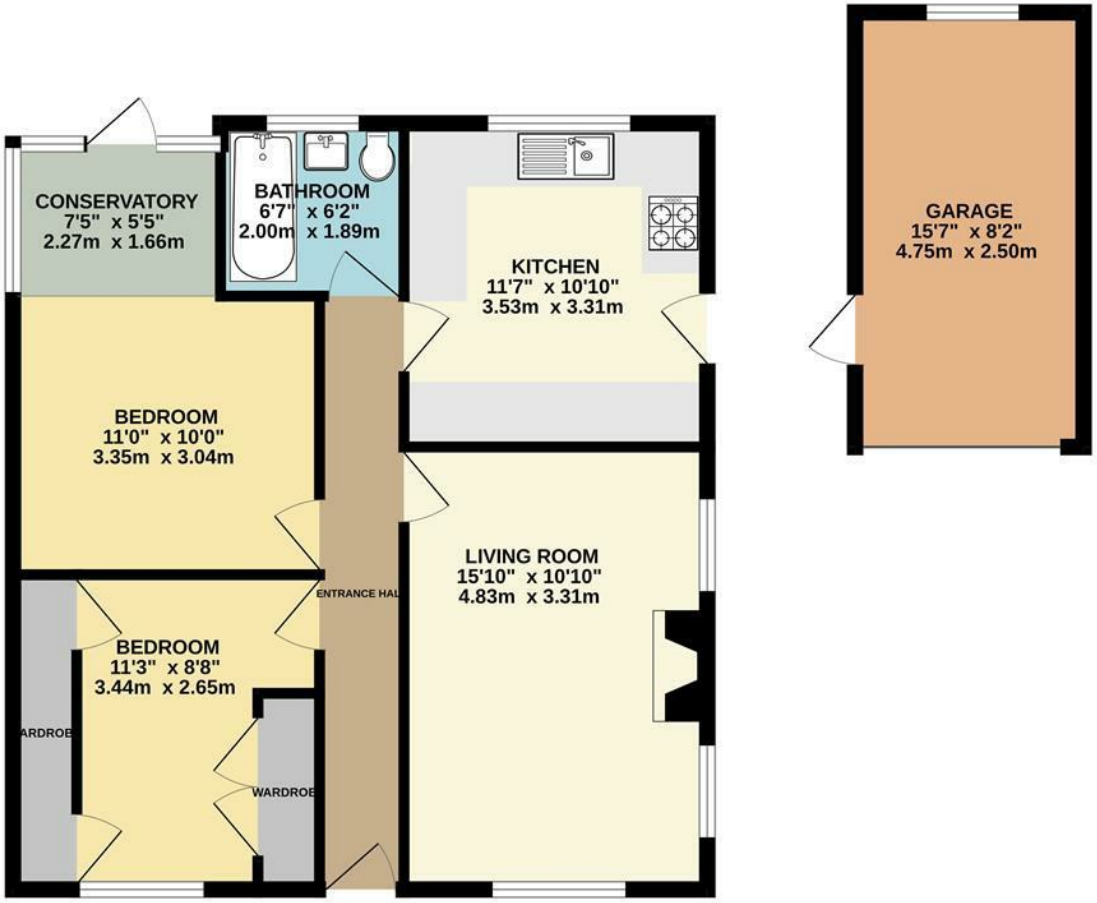
Outside - Front
Front garden laid to lawn, church views, driveway leading to the garage and gated access to the rear garden.

Garage 15'7" x 8'2" (4.75m x 2.49m)
With metal up and over door.

Outside - Rear
Part walled private rear garden laid to lawn with an additional patio seating area, timber garden shed, outdoor tap.

PROPERTY INFORMATION
Maintenance fee - n/a
EPC - D
Tenure - Freehold
Council Tax Band - C (West Suffolk)
Property Type - Detached bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 57 SQM
Parking – Driveway & garage
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

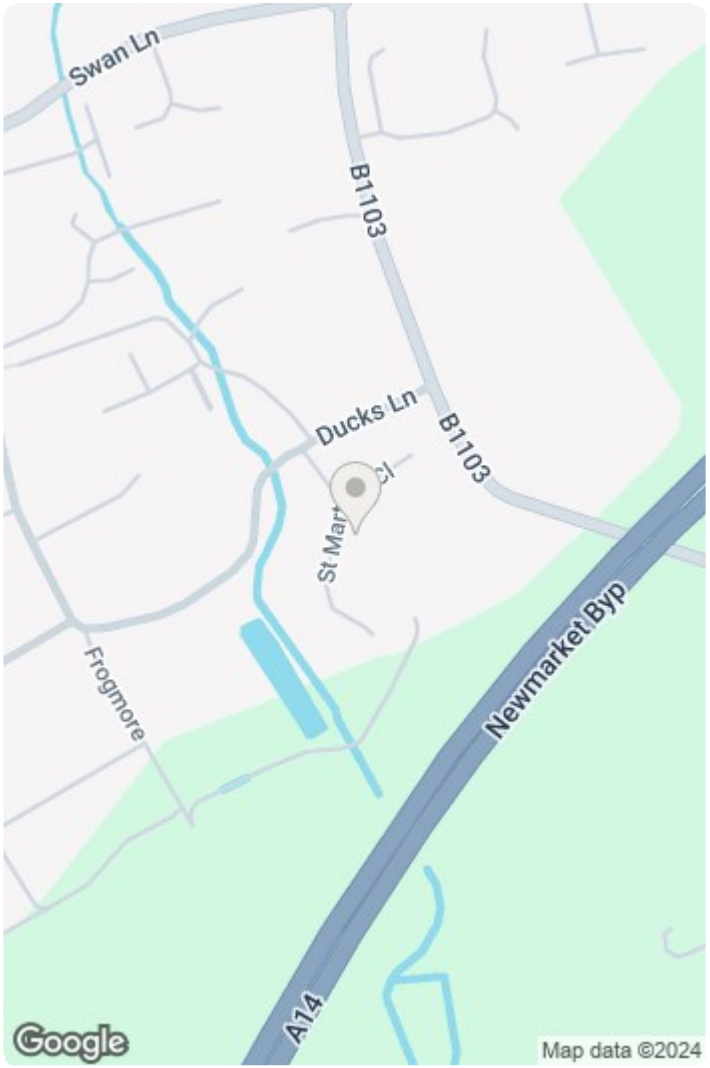
GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.

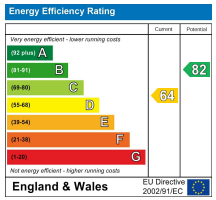


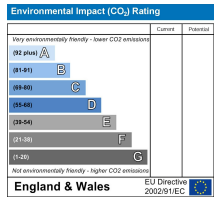
1 ST MARTINS

TOTAL FLOOR AREA : 798 sq.ft. (74.1 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.
Made with Metropix ©2023







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 them therefrom. 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.