



Oxford Street, Exning CB8 7EW

Guide Price £425,000

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A stunning detached period property set within the heart of this thriving village and enjoying tremendous charm and character throughout.

Cleverly extended and greatly improved by the current owners, this property boasts open plan living and offers accommodation to include entrance hall, open plan kitchen/dining room, living room, cloakroom, three bedrooms (1 en suite), family bathroom.

Externally the property offers a fully enclosed landscaped garden, useful shed and parking on blocked paved area.

For sale with the added benefit of NO CHAIN. Viewing highly recommended.

The village of Exning is a short drive away from the famous racing town of Newmarket and within easy reach of the A14 & Cambridge. Stanstead and the City of London are easily commutable. The village offers an appealing mix of amenities and life in the village always seems to be enjoyed, including a well regarded primary school.

Entrance Hall

Spacious entrance hall with attractive oak wooden flooring with openings leading to kitchen/dining room and living room. Door to cloakroom. Vertical radiator. Open wooden staircase with oak and glass balustrade to first floor.

Kitchen/Dining Room 15'7" x 10'6" & 10'0" x 9'10" (4.76m x 3.21 & 3.07m x 3.01m)

Beautifully presented open plan kitchen/dining room. Kitchen: Country style kitchen with range of eye and base level solid oak cupboards with granite worktop over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Space and plumbing for dishwasher. Space and connection for range cooker with stainless steel extractor over. Space for fridge/freezer. Space and plumbing for washing machine. Attractively tiled flooring. Kitchen island incorporating further storage and breakfast bar seating. Beamed ceiling. Vertical radiator. Window overlooking rear aspect. Dining Room: Attractive oak herringbone wood flooring. Spacious dining area. Vertical

radiator. Sliding, virtually frameless style glass doors to garden. Attractive atrium ceiling window. Opening to kitchen. Door to bedroom 3.

Living Room 15'8" x 10'2" (4.79m x 3.12m)

Well presented, spacious living room with attractive oak herringbone wood flooring. Contemporary inset fire place. Beamed ceiling. Vertical radiator. French doors leading to garden. Opening to entrance hall.

Cloak Room

Contemporary white suite with low level W.C. and hand basin.

Bedroom 3 13'1" x 11'5" (4.01m x 3.49m)

Spacious double bedroom with attractive herringbone wood flooring. Dual aspect windows. Vertical radiator. Doors to en suite and dining room.

En Suite

Contemporary en suite with white suite comprising low level W.C. with concealed cistern, wall mounted hand basin with mixer tap over and generous walk-in shower with glass screen. Attractively tiled throughout. Ladder style radiator. Atrium ceiling window. Door to bedroom 3.

Landing

Spacious landing with oak and glass balustrade. Stunning full height windows. Doors leading to all bedrooms and bathroom. Stairs to ground floor.

Principal Bedroom 15'11" x 10'7" (4.86m x 3.25m)

Spacious, well presented double bedroom with built-in storage. Vaulted ceiling. Window overlooking front aspect. Velux windows. Door to landing.

Bedroom 2 10'7" x 9'2" (3.24m x 2.81m)

Well presented double room with built-in storage cupboard. Vaulted ceiling. Window overlooking front aspect. Velux window. Door to landing.

Bathroom

Contemporary Victorian style white suite comprising low level W.C., pedestal hand basin, free standing 'claw and ball' style bath with mixer tap and shower attachment

over and walk-in shower with wall mounted shower. Attractively tiled. Internal obscured glass panelled windows. Velux windows. Built-in cupboard. Ladder style radiator. Door to landing.

Outside

Garden with brick wall to boundary with pedestrian and vehicular access gates. Attractive cobble stone area providing parking with path leading to oak front door. Lawned area with some mature shrub and tree planting, edged with slate chipping beddings. Timber built shed with power and lighting. 'Maintenance Free' green roof on the extension, flowering in the summer - has 25 year guarantee from 2022. Electric car charger.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - C

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 132 SQM

Parking – Off road

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 – Ofcom advise likely on all networks

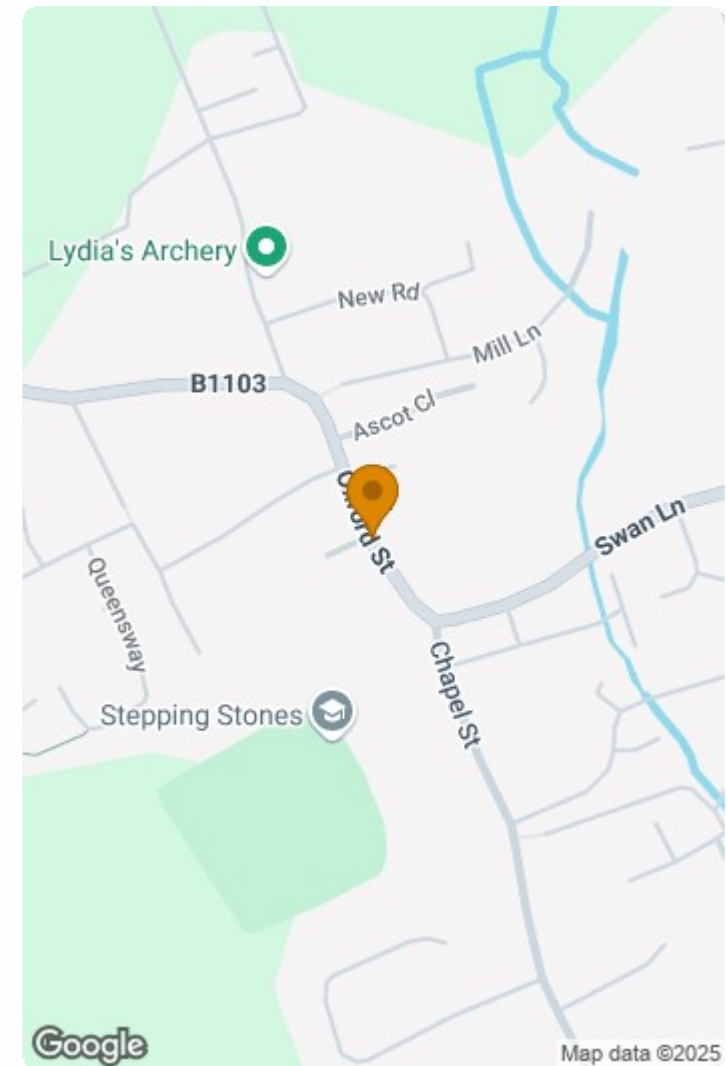
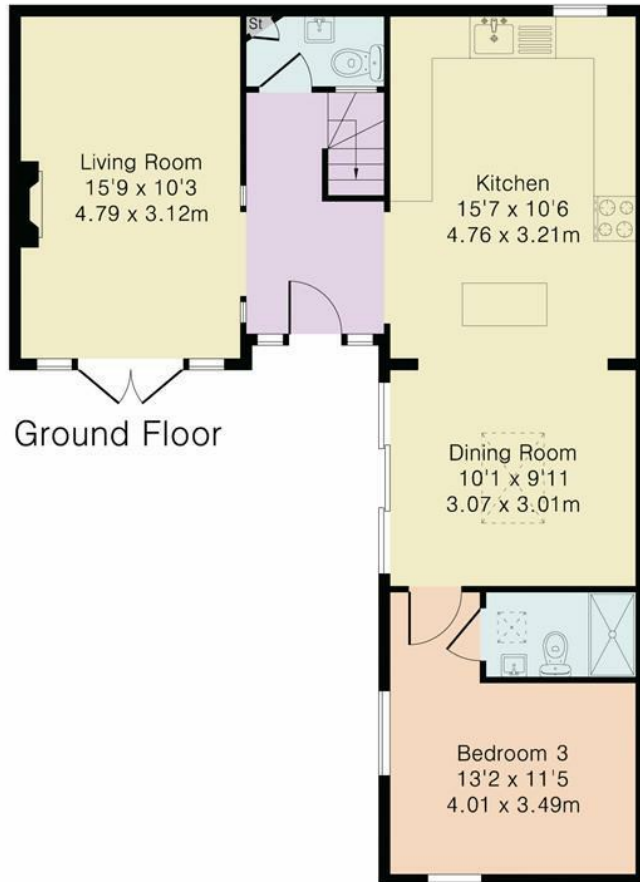
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location - What 3 Words - ///kneeled.irrigate.unusually

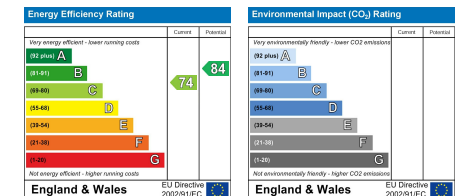
Approximate Gross Internal Area 1160 sq ft - 108 sq m

Ground Floor Area 721 sq ft – 67 sq m

First Floor Area 439 sq ft – 41 sq m



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