



Mallard Way
Exning, CB8 7FS
Offers In Excess Of £370,000

Mallard Way, Exning, CB8 7FS

A modern and detached family home standing in this recently constructed development, set on the fringes of this sought after village and within walking distance of a high regarded primary school.

Cleverly planned and offering sizeable rooms, this property boasts accommodation to include entrance hall, living room, cloakroom, kitchen/dining room, three bedrooms (ensuite to master) and a family bathroom. Benefiting from gas fired heating and double glazing.

Externally the property offers a fully enclosed rear garden and garage with additional parking.

About Exning:

Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience stores, alongside essential amenities such as a primary school and recreational areas. Exning is approximately 2 miles from Newmarket town centre, which boasts a wider range of shops, restaurants, and services, as well as the famous Newmarket Racecourses. The village is conveniently situated about 15 miles from Cambridge and 40 miles from London, making it an appealing spot for those looking for a quieter lifestyle while remaining well-connected to larger urban centres.

Entrance Hall

Tiled flooring, radiator, staircase rising to the first floor, storage cupboard and door through to the:

Kitchen/Dining Room 23'3" x 9'1" (7.09 x 2.79)

Fitted with a range of both eye and base level storage units and working tops over, inset stainless steel sink and drainer with mixer tap and space for fridge/freezer. Built in oven and hob with extractor and dishwasher. Window and French doors to the rear aspect.

Living Room 14'4" x 11'8" (4.37 x 3.58)

Spacious living room with TV connection point, radiator and dual aspect windows to the front aspect.

WC 5'2" x 3'9" (1.59 x 1.15)

Low level WC, wash basin and obscured window to the front aspect.

First Floor Landing

Window to the side aspect, storage cupboard and door through to the:

Bedroom 1 14'4" x 9'8" (4.37 x 2.96)

Double bedroom with radiator, dual aspect windows to the front aspect and door through to the:

Ensuite

Low level WC, pedestal wash basin, walk-in shower with glass sliding doors, part tiled walls, radiator and obscured window to the front aspect.

Bedroom 2 11'5" x 8'2" (3.48 x 2.50)

Radiator and window to the rear aspect.

Bedroom 3 9'3" x 8'0" (2.84 x 2.46)

Radiator and window to the rear aspect.

Bathroom

Three piece white suite comprising of a low level WC, panelled bath, pedestal wash basin, part tiled walls, heated towel rail and window to the rear aspect.

Outside - Rear

Predominantly laid to lawn front garden area with pathway leading up to the front entrance. Driveway parking to the side of the property leading up the the garage.

Outside - Front

Predominantly laid to lawn front garden area with pathway leading up to the front entrance. Driveway parking to the side of the property leading up the the garage.

Garage

With up and over door.

Property Information:

Maintenance fee - TBC

EPC - B

Tenure - Freehold

Council Tax Band - tbc

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 92 SQM

Parking – Driveway & garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available,

1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Good

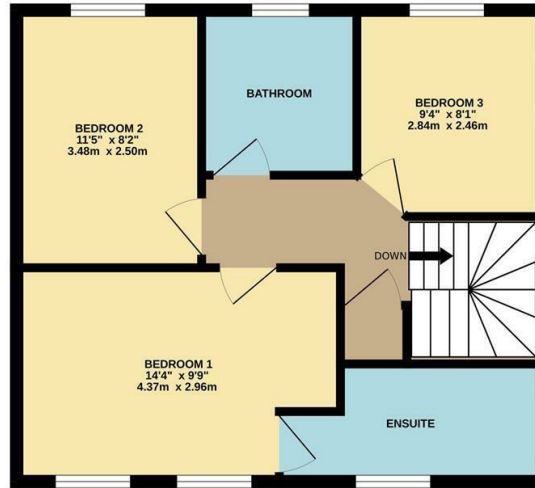
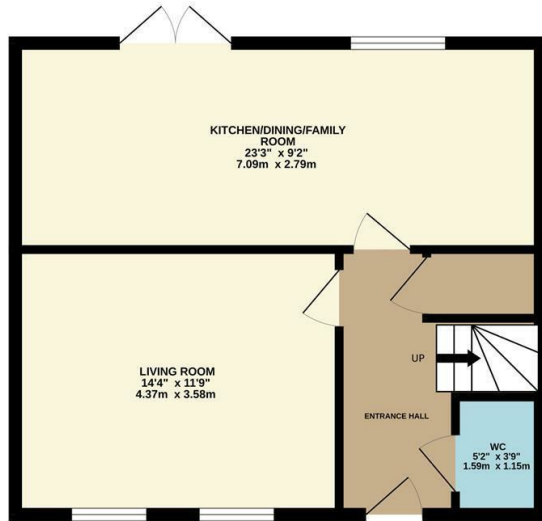
Rights of Way, Easements, Covenants –

None that the vendor is aware of

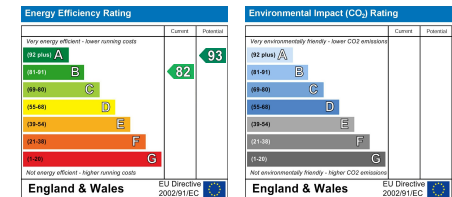
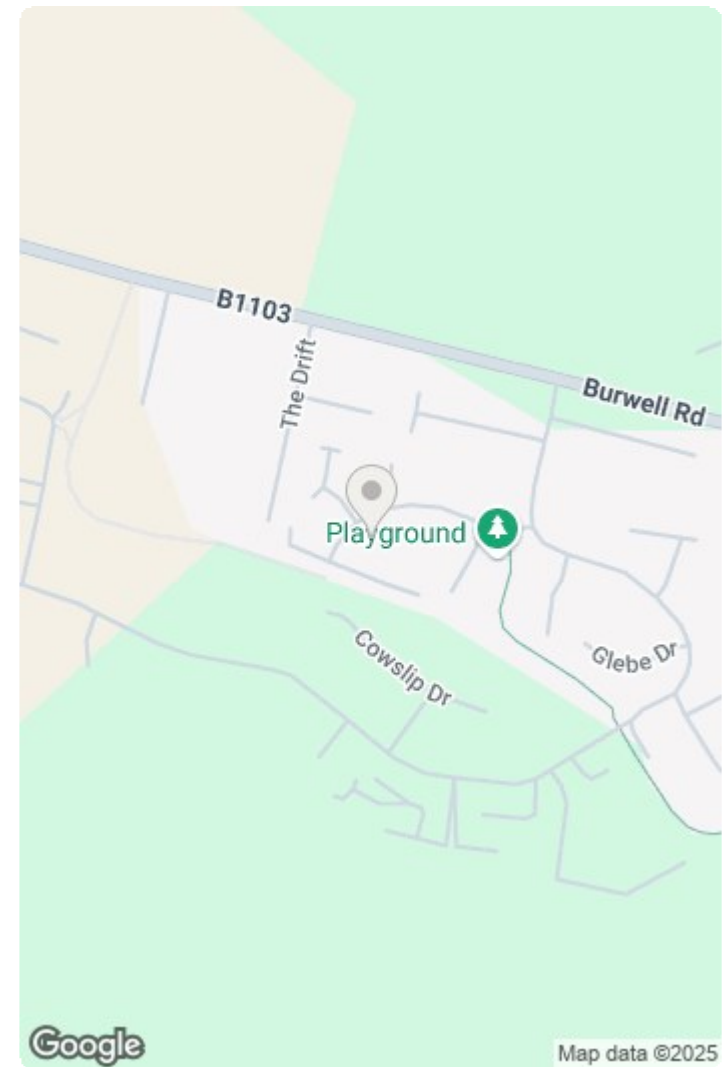


GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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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