



**Exning Road,
Newmarket, Suffolk CB8 0EA
Offers Over £300,000**

MA
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Exning Road, Newmarket, Suffolk CB8 0EA

A superb and rather deceptive family home standing on the outskirts of the town centre and enjoying a sizeable and fully enclosed mainly south west facing garden.

Boasting generous size rooms throughout, this property offers cleverly planned accommodation to include kitchen/dining room, living room, three good size bedrooms and bathroom.

A particular feature of the house is the long and good size rear garden.

Viewing recommended.

About Newmarket:

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

Hallway

With staircase rising up to the first floor landing. Door through to the:

Kitchen/Diner

17'8" x 12'5"
Modern kitchen fitted with a variety of matching eye and base level storage units with spotlights under and wooden working surfaces over, inset ceramic sink and drainer with mixer tap, range oven, integrated kitchen appliances to include a fridge/freezer and dishwasher. Laid wooden flooring, storage cupboard and window to the rear aspect.

Living Room

14'7" x 11'11"
Good sized living room with TV connection point and patio doors out to the rear garden.

First Floor Landing

With access through to the bedrooms and bathroom.

Bedroom 1

11'9" x 10'7"
Double bedroom with two storage cupboards, radiator and window to the front aspect.

Bedroom 2

11'11" x 11'9"
Double bedroom with storage cupboard, radiator and window to the front aspect.

Bedroom 3

8'11" x 7'5"
With radiator and window to the rear aspect.

Bathroom

7'9" x 5'10"
Comprising a hand basin, panelled bath with wall mounted shower, radiator, laid wooden style flooring and obscured window to the the rear aspect.

WC

4'9" x 2'5"
With low level WC.

Outside - Rear

Enclosed rear garden with decked seating area and wooden pergola, pathway leading up to the artificial lawn. Useful outbuildings with power connected.

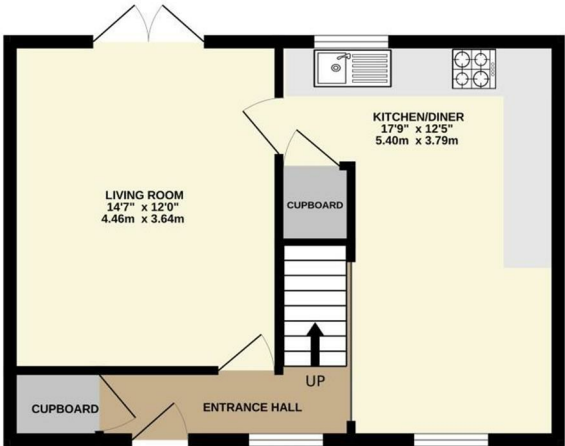
Outside - Front

Stairs up to the extensive lawn area and pathway leading up to the front entrance.

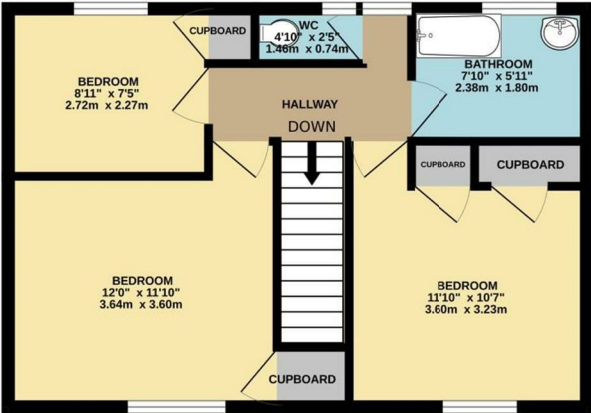
Property Information:

EPC - TBC
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Mid Terrace House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 84 SQM
Parking – N/A
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely/limited on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



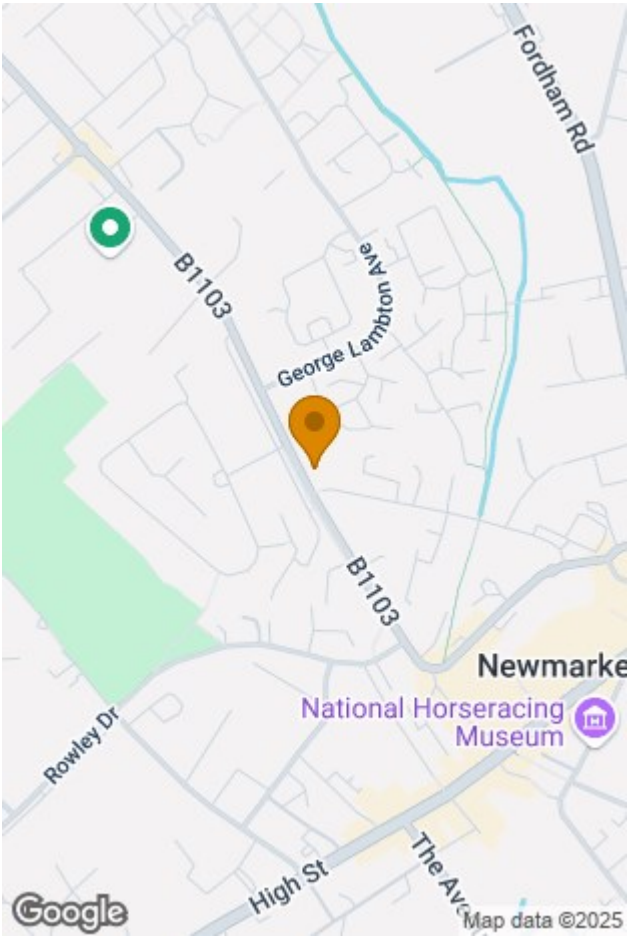
1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



7 EXNING ROAD

TOTAL FLOOR AREA : 888 sq.ft. (82.5 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.



