



Plover Place
Exning, CB8 7FT
Guide Price £345,000

Plover Place, Exning, CB8 7FT

A superb modern family home standing at the end of a quiet and peaceful cul-de-sac and located on the edge of this ever requested and sought after village.

Cleverly planned and offering well proportioned rooms throughout, this property boasts accommodation to include entrance hall, living room, kitchen/dining room, cloakroom, three DOUBLE 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, garage with additional off road parking with EV charger.

NO CHAIN

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.

Porch

With coat hanging space, access and door leading through to:

Living Room 11'10" x 14'9" (3.62 x 4.50)

With window to the front aspect, TV aerial connection point, access and door leading through to:

Inner Hallway

With staircase rising to the first floor, access and door leading through to:

WC

Comprising low level WC and wash hand basin, extractor.

Kitchen/Dining Room 11'10" x 8'10" (3.62 x 2.71)

Fitted with a range of eye level and base

storage units with working top surfaces over, inset sink unit with mixer tap over, built in oven, separate four ring gas hob with extractor hood over, space and plumbing for washing machine, space, tiled flooring, radiator, window to the rear aspect, French style doors leading to the rear garden.

First Floor Landing

With staircase rising to the second floor, access and door leading through to:

Bedroom 2 11'10" x 10'5" (3.62 x 3.20)

Double bedroom with two windows to the front aspect, radiator.

Bedroom 3 11'10" x 8'10" (3.62 x 2.71)

Double bedroom with window to the rear aspect, radiator.

Bathroom 5'6" x 7'10" (1.70 x 2.41)

With suite comprising panel bath, wash hand basin and low level WC, heated towel rail, part tiled walls, tiled effect flooring, extractor, window with obscured glass to the side aspect.

Second Floor Landing

With built in cupboard, access and door leading through to:

Bedroom 1 8'5" x 17'4" (2.59 x 5.29)

Double bedroom with dormer window to the front aspect, TV aerial connection point, radiator, access to boarded loft space, access and door leading through to:

Ensuite 11'1" x 4'11" (3.38m x 1.50m)

With suite comprising enclosed shower cubicle, wash hand basin, and low level WC, heated towel rail, part tiled walls,

tiled effect flooring, extractor, Velux window to the rear aspect.

Outside - Rear

Fully enclosed, low maintenance rear garden predominantly laid to lawn, seating area, outside tap and side pedestrian gate.

Outside - Front

Laid to lawn frontage with pathway leading up to the front entrance. EV charging point.

Garage

With up and over garage door. Power and lighting connected.

Property Information:

EPC - B

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Semi-Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 84 SQM

Parking - Garage & Off-Road

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - fttp / 1G

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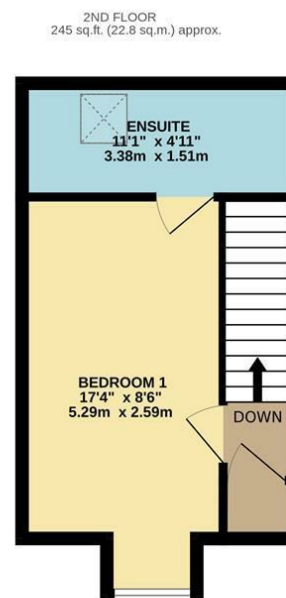
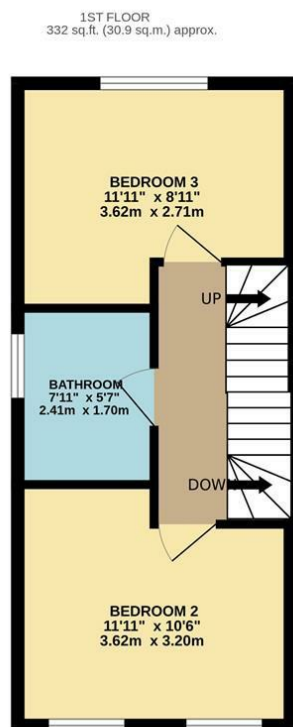
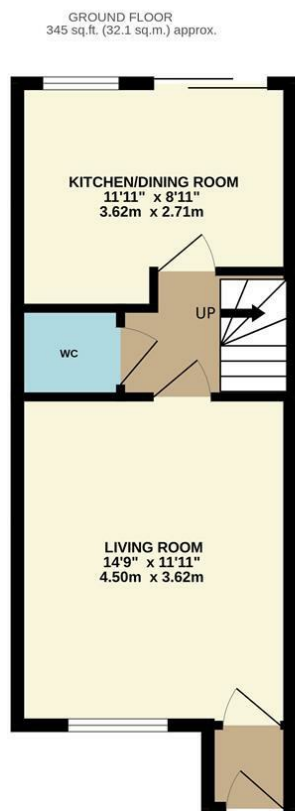
Broadband Type - Ultrafast available,

1000Mbps download, 100Mbps upload

Mobile Signal/Coverage - Ofcom advise limited/likely on all networks

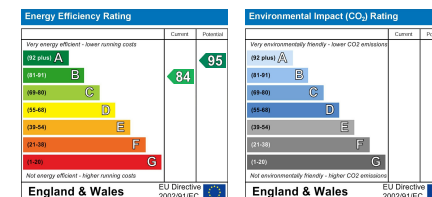
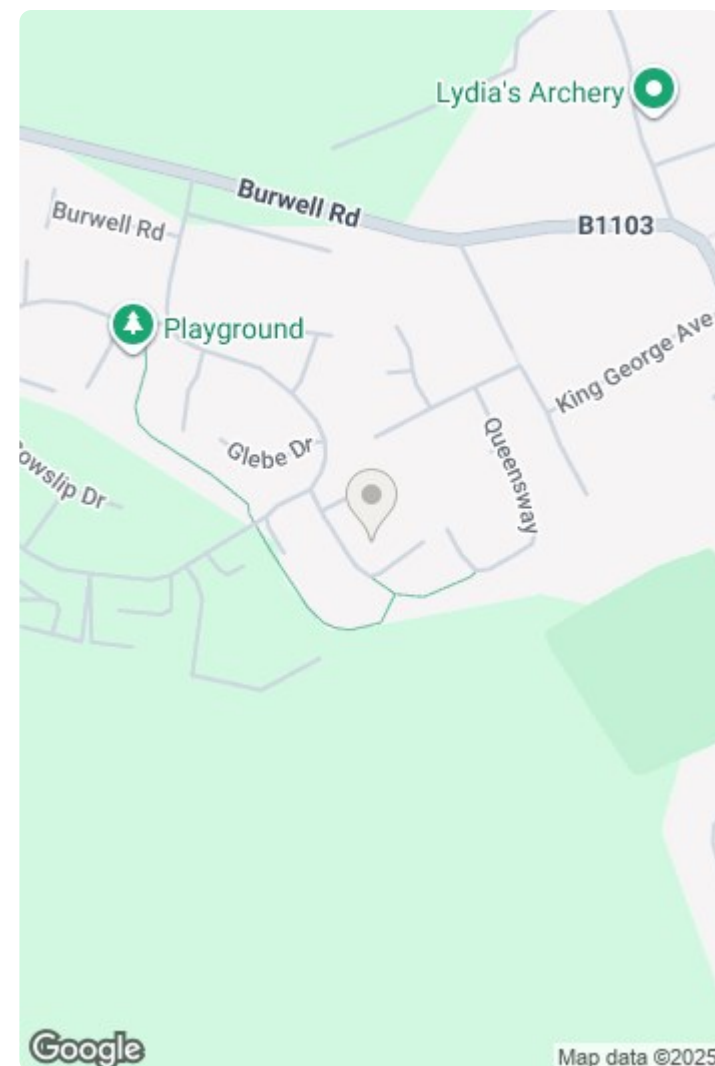
Rights of Way, Easements, Covenants - None that the vendor is aware of





TOTAL FLOOR AREA : 923 sq.ft. (85.8 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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