



**Swan Grove, Exning CB8 7HX**

**Guide Price £570,000**

A superb detached family home standing at the end of this cul-de-sac and located in this select development within the heart of this ever requested village.

The village of Exning is located within easy reach of Newmarket and has easy access to both the A14 & M11. Cambridge, Stanstead and the City of London are easily commutable. The village offers a range of amenities and benefits from a highly regarded and locally requested primary school. Life in the village always seems to be enjoyed.

The property has been extended and offers generous size accommodation and boasts living spacious entrance hall, living room, kitchen/breakfast room, dining room, cloakroom, utility room, four bedrooms (ensuite to master ) and a family bathroom.

Externally the property offers a useful office/workshop that could be used for a variety of purposes, fully enclosed mature gardens, extensive driveway and double garage.

**Entrance Hall**  
Viewing highly recommended.  
With solid Oak flooring, cloaks cupboard and staircase rising to the first floor. Door leading to garage.

**Living Room 19'5" x 13'7" (5.93 x 4.16)**  
Spacious living room with featured fireplace and wooden mantle, TV connection point, radiators, window to the front aspect and sliding patio doors out to the garden.

**Kitchen/Breakfast Room 21'10" x 19'5" (6.68 x 5.93)**  
Fitted with both eye and base level storage units and working tops over, space for cooker and fridge/freezer, inset stainless steel sink and drainer with mixer tap, tiled splashback areas, integrated dishwasher, breakfast bar, Velux windows, window to the rear and French doors out to the rear garden.

**Dining Room 12'9" x 10'8" (3.91 x 3.27)**  
With solid Oak flooring, TV connection point, radiator and window to the side aspect.

**Utility Room 8'10" x 5'2" (2.70 x 1.59)**  
With base and eye level fitted storage units, inset stainless steel sink with mixer tap and door to the rear aspect.

**WC 6'9" x 3'6" (2.06 x 1.09)**  
With solid Oak flooring, low level WC, wash basin, storage cupboard and window to the side aspect.

**First Floor Landing**  
Doors through to the bedrooms and bathroom.

**Bedroom 1 13'4" x 12'3" (4.07 x 3.74)**  
Double bedroom with radiator, window to the rear aspect and door through to the:

**Ensuite 6'10" x 6'1" (2.10 x 1.86)**  
With low level WC, wash basin, enclosed shower cubicle and window to the rear aspect.

**Bedroom 2 13'8" x 8'11" (4.17 x 2.74)**  
Radiator and window to the front aspect.

**Bedroom 3 11'3" x 10'5" (3.43 x 3.19)**  
Radiator and window to the front aspect.

**Bedroom 4 7'11" x 7'5" (2.42 x 2.28)**  
With built in storage cupboard, radiator and window to the side aspect.

**Bathroom 8'1" x 6'11" (2.47 x 2.11)**  
Three piece suite bathroom comprising of a low level WC, wash basin, panelled bath with shower attachment, tiled walls, airing cupboard and window to the side aspect.

**Workshop/Office 12'7" x 8'9" (3.85 x 2.68)**  
With power and lighting.

**Double Garage 18'4" x 15'10" (5.60 x 4.83)**  
With electric garage doors, power and lighting.

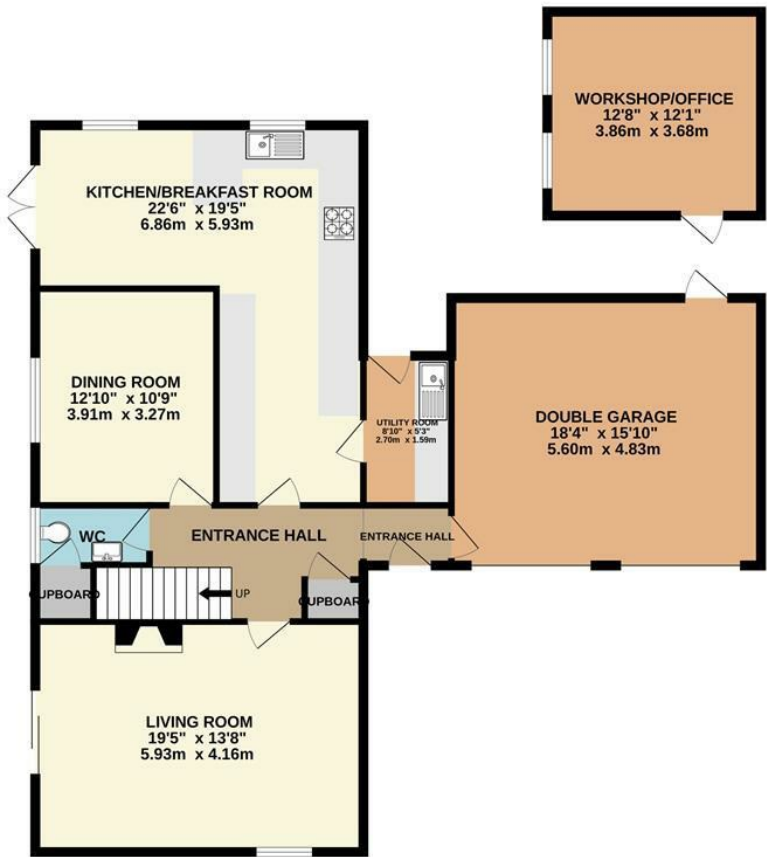
**Outside - Rear**  
Well landscaped fully enclosed rear garden boarded with a variety of vibrant trees, shrubs and flowers. Paved patio seating area and timber built workshop/office.

**Outside - Front**  
Extensive paved driveway leading up to the double garage with front lawn area boarded by mature shrubs. Side pedestrian gate.

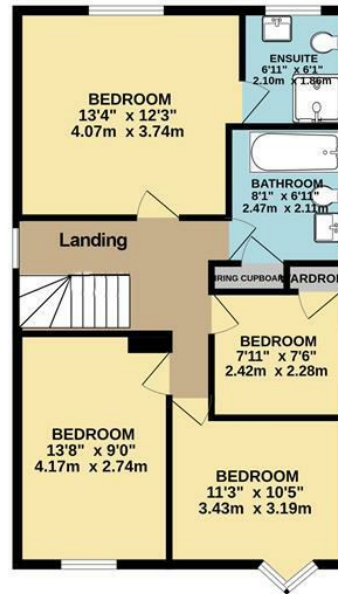
**PROPERTY INFORMATION**  
Maintenance fee - n/a  
EPC - D  
Tenure - Freehold  
Council Tax Band - E (West Suffolk)  
Property Type - Detached house  
Property Construction - Standard  
Number & Types of Room - Please refer to the floorplan  
Square Meters - 144 SQM  
Parking - Driveway & double garage  
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  
1340 sq.ft. (124.5 sq.m.) approx.



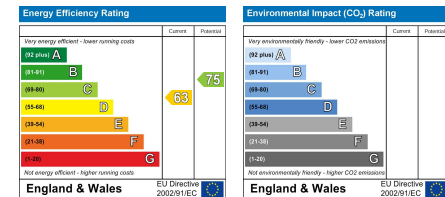
1ST FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



11 SWAN GROVE

TOTAL FLOOR AREA : 1979 sq.ft. (183.9 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.





