



Beechwood Close, Exning CB8 7EL

Guide Price £600,000

Beechwood Close, Exning CB8 7EL

An outstanding detached family home standing within this select and highly regarded development, with an outlook to the front over an open green and trees, and offered for sale with NO ONWARD CHAIN.

Stylishly presented and hugely improved by the current owners, this property has enjoyed a full and comprehensive programme of updating and now offer cleverly planned rooms throughout. Boasting spacious entrance hall, living room with inset wood burner, study/play room, superb 28ft long refitted kitchen/family home with bi-fold doors, utility room, cloakroom, four generous size bedrooms (refitted ensuite shower) and a refitted bathroom. Benefiting from double glazing and gas fired heating.

Externally the property offers extensive driveway, garaging and a delightful fully enclosed landscaped rear garden with built in bar-be-que area.

Rarely available – an internal 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. Stansted 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 an Ofsted outstanding primary school.

Entrance Hall

Spacious entrance with built-in under stairs bench seating and storage. Oak engineered wood flooring. Radiator. Doors leading to kitchen/dining room, living room, playroom and utility room. Stairs to first floor.

Kitchen/Dining Room 27'5" x 13'2" (8.37m x 4.02m)

Stunning, contemporary Shaker style kitchen with granite work top over. Separate matching island incorporating breakfast seating. Inset butler sink with mixer tap over. Space and connection for electric, range style cooker with hidden extractor above and attractively tiled splashback. Integrated dishwasher, fridge and freezer. Spacious dining area. Radiator. Window overlooking rear garden. Bi-folding doors leading to patio area. Door to entrance hall.

Living Room 14'7" x 11'10" (4.46m x 3.61m)

Beautifully presented living room with feature fireplace with wooden beam mantel and slate hearth, currently fitted with wood burner stove. Storage cabinets and shelving to alcoves. Oak engineered wooden flooring. Radiator. Window to front aspect.

Playroom 8'7" x 8'1" (2.64m x 2.48m)

With bespoke built-in window seat with storage under. Oak engineered wood flooring. Radiator. Window to front aspect. Door to entrance hall.

Utility Room 8'0" x 4'11" (2.46m x 1.52m)

Contemporary Shaker style matching eye and base level cupboards with granite worktop over. Ceramic sink with mixer tap over. Attractively tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Tiled flooring. Ladder style radiator. Doors to cloakroom, entrance hall and garage.

Cloakroom

Contemporary, wall mounted, concealed cistern, W.C. and wall mounted hand basin with mixer tap over and counter top. Ladder style radiator. Oak engineered wood flooring. Obscured window. Door to utility room.

Landing

Spacious landing with doors leading to all bedrooms and bathroom. Stairs to ground floor.

Master Bedroom 1

Spacious double bedroom with bespoke built-in wardrobes. Dual windows to front aspect. Radiator. Doors to en suite and landing.

En Suite

Stylish, contemporary en suite. White suite comprising low level, concealed cistern, W.C., hand basin with wall mounted mixer tap over and storage cupboard with granite top under and generous walk-in shower with wall and ceiling mounted showers. Attractively tiled throughout. Ladder style radiator. Window to side aspect. Door to master bedroom.

Bedroom 2 11'8" x 11'7" (3.58m x 3.55m)

Spacious double room with dual windows overlooking rear aspect. Radiator. Door leading to landing.

Bedroom 3 13'5" x 11'4" (4.10m x 3.47m)

Spacious double bedroom with attractive panelling to one wall. Built-in wardrobes and storage cupboard. Dual windows overlooking rear aspect. Radiator. Door to landing.

Bedroom 4 9'8" x 8'3" (2.95m x 2.53m)

Double bedroom with window overlooking front aspect. Radiator. Door to landing.

Bathroom

Contemporary bathroom with white suite comprising low level, concealed cistern, W.C., hand basin with mixer tap

over, panelled bath with mixer tap and shower attachment over and generous shower cubicle with wall mounted shower. Attractively tiled to wet areas. Waist height panelling incorporating shelving and storage cabinet. Parquet style flooring. Obscured window. Door to landing.

Outside - Front

Expansive shingle driveway leading to garage. Small lawned area with a variety of planting. Attractive open porch leading to front door.

Garage 14'11" x 8'1" (4.56m x 2.47m)

Garage with electric roller door with remote control. Doors leading to storage and utility room.

Outside - Rear

Mainly laid to lawn, edged with planted borders. with patio areas to rear of the house with bi-folding doors leading to kitchen/dining room. Further patio seating area to rear of garden. Door to storage shed.

Storage 16'10" x 6'10" (5.14m x 2.09)

With doors leading to rear garden and garage.

PROPERTY INFORMATION

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 - 132 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 100Mbps upload

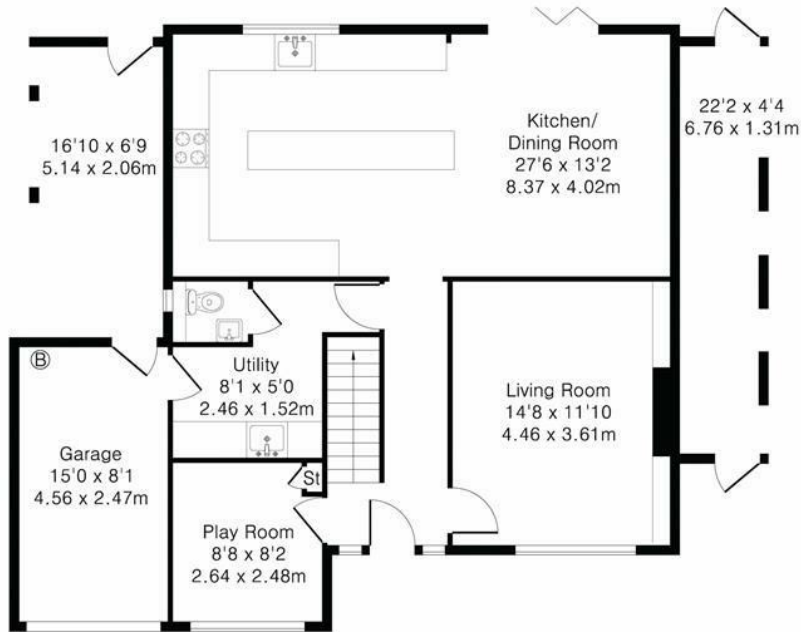
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

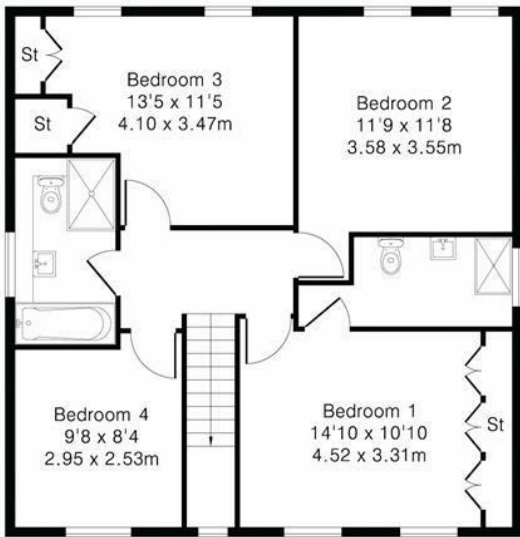
Approximate Gross Internal Area 1665 sq ft - 155 sq m

Ground Floor Area 912 sq ft – 85 sq m

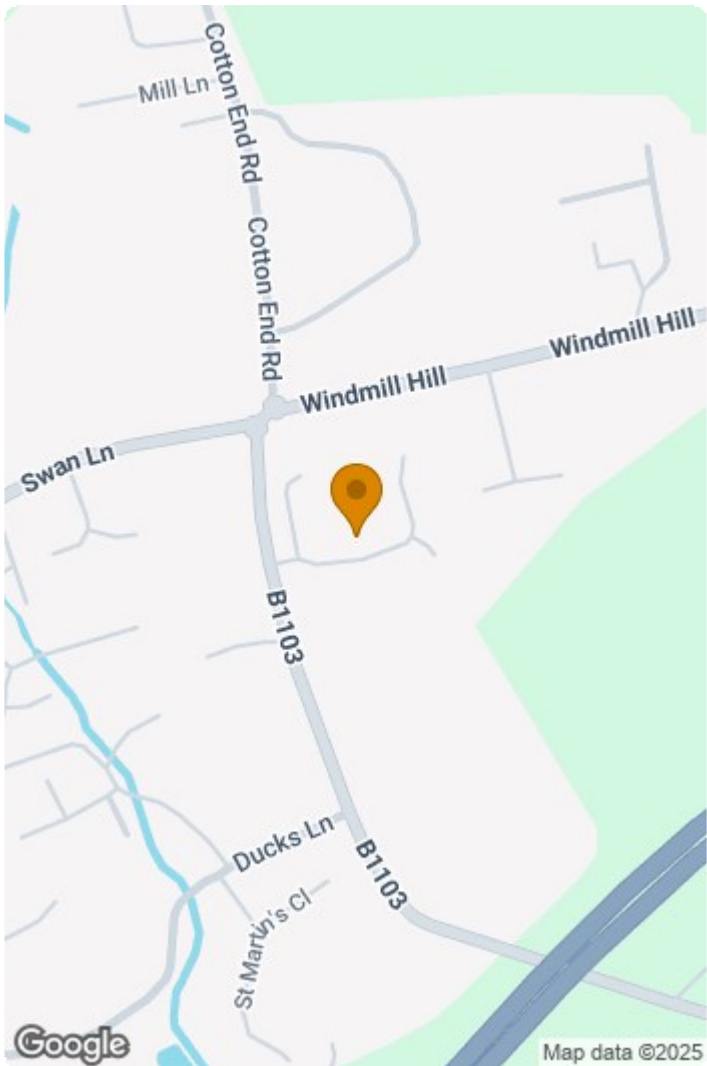
First Floor Area 753 sq ft – 70 sq m



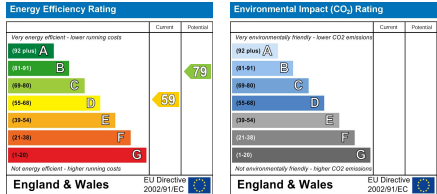
Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.

