





Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this modern detached property located on Iceni Way in the picturesque village of Exning, Newmarket. Positioned in a quiet residential cul-de-sac, the property is within walking distance of the many amenities of Exning which include a village shop and post office, multiple public houses, barbers, dentist surgery, beauticians and the extremely highly regarded Exning Primary School and Stepping Stones pre-school. Exning Primary School was rated as Outstanding by Ofsted at their most recent inspection and is well known in the local area for being a school which local families strive to get their children in to.

Exning is a very well served village close to Newmarket. For the commuter, the A14 is extremely easy with the journey time to the A14 slip roads which take you to Cambridge and London in one direction and Bury St Edmunds, Ipswich and Norwich in the other direction being just a few minutes from the property by car.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this attractive chalet style property in the ever popular village of Exning, CB8. Offering four bedrooms and a generous open plan kitchen diner, the property creates the perfect space to relax and entertain. Positioned a quiet cul-de-sac location, the property is in a quiet no-through road but is still within walking distance of the many amenities the community of Exning has to offer.

The property is positioned behind a mature line of bushes offering privacy from the public footpath and road beyond. Access to the property is via a paved walkway with shingle either side. The front door is fully glazed with a full length window next to the front door flooding the hallway with light. Freshly decorated, the hallway is a light colour with wooden style flooring. To the right of the hallway is the living room. With pale blue walls, the living room has the same flooring as the hallway and industrial style wall lights with a large window overlooking the front of the property. Opposite the living room is the study. With dual aspect windows, the study is large enough for one or more desks and has been cleverly thought out with ample power sockets. Next to the study is the downstairs cloakroom which has a W.C. and hand basin. Positioned between the downstairs cloakroom and open plan kitchen diner at the rear of the property is a separate utility room which has the same wall and base units and worktop as the kitchen and a stainless steel sink and drainer and space and plumbing for a washing machine and tumble dryer, the boiler is also housed in the utility room. Access to the rear garden is also possible via the utility room through a half glazed door.

The open plan kitchen diner spans the full width of the rear of the property. This bright and inviting space has sliding doors overlooking the rear garden and three glass pendant lights in the dining space which would sit perfectly over the dining table. In the dining space, there is also a door which leads to an understairs storage cupboard. The kitchen end of the room has ample storage including multiple wall and base units and a full height pull out larder cupboard. The units are a cream colour with shaker style doors. Within the kitchen there is also an integrated fridge / freezer, stainless steel one and a half sinks with drainer and range style freestanding cooker with four ring gas hob.

On the first floor there are four bedrooms, family bathroom and an en-suite to the master. The room to the left hand side of the landing is bedroom four. With light coloured wooden style flooring, this bedroom may be able to fit a small double bed if required. The first bedroom you come to on the left hand side of the landing is bedroom three. Double wardrobes with sliding doors have been added to this bedroom creating a good level of storage. Bedroom two is positioned at the opposite end of the hallway and has the same light coloured wooden style flooring as bedroom four, this room could also comfortably fit a double bed. The family bathroom is located between bedroom two and the master. This room is flooded with light thanks to the Velux window and has a bath with overhead shower, W.C. and hand basin. The family bathroom has floor to ceiling cream coloured wall tiles with cream floor tiles. The master bedroom is positioned at the end of the hallway. Storage has been added to this bedroom consisting of built-in wardrobes with white sliding doors offering valuable storage. The master bedroom also benefits from an en-suite which has a corner shower cubicle with glass sliding doors, W.C., hand basin and stainless steel coloured heated towel rail.

To the rear of the property, there is a good sized rear garden mainly laid to lawn with well maintained plants and shrubbery lining the edge of the garden. Immediately outside the sliding doors from the dining area is a paved patio with paved walkway leading to the end of the garden. In the back left hand corner of the garden, there is an area behind the garage and carport where a wooden garden shed is situated. From the rear garden you can also access the property's private garage and car port via a wooden gate.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

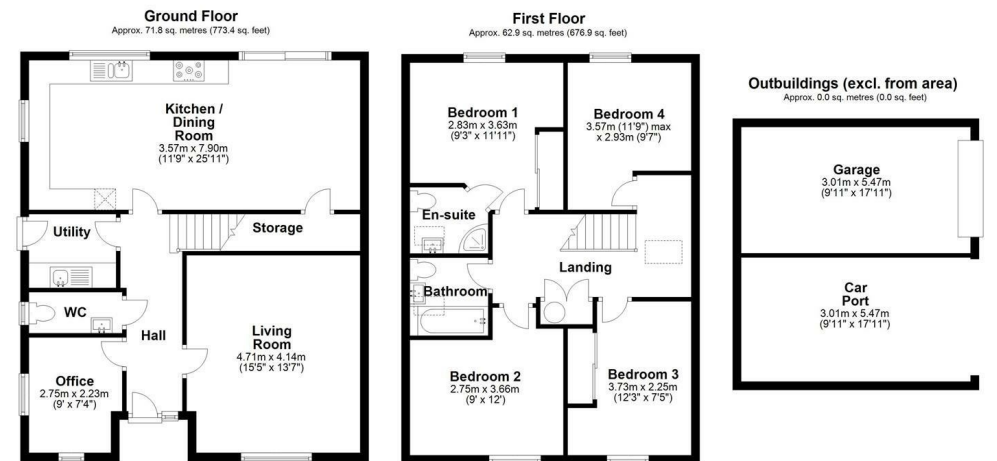
### Agents notes

Tenure: Freehold

Council tax: Band E = £2,626 for 2024 - 2025 (West Suffolk Council)

No onward chain





Total area: approx. 134.7 sq. metres (1450.3 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

