



**10 Glanely Gardens,
Exning**

**DAVID
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10 Glanely Gardens, Exning, Suffolk, CB8 7PA

Exning is a delightful village situated approximately 3 miles from the historic racing town of Newmarket. This popular village offers an array of amenities to include an Ofsted rated outstanding primary school, several public houses, post office, local shops and parks. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

Spanning in excess of 2,700 sq.ft in the ever-popular village of Exning is this spacious five-bedroom detached family home. The property provides well-proportioned accommodation spread over three floors. This property features two reception rooms, five double bedrooms, two of which are complete with ensuite and externally boasts driveway parking, a double garage, and mature gardens both front and rear.

A spacious and well-presented five-bedroom family home in a tucked away position in the ever-popular village of Exning.

Ground Floor

ENTRANCE HALL A welcoming space with stairs rising to the first floor, complete with storage cupboard under and doors to:

DINING ROOM With large sash window to the front aspect.

CLOAKROOM With frosted window to the side aspect, complete with WC and hand wash basin.

SITTING ROOM A fantastic double aspect room, flooded with light from the sash window to the front aspect, and French doors leading to the rear garden. Featuring a large fireplace with gas fire inset and brick surround.

KITCHEN/BREAKFAST ROOM A cosy, but at the same time spacious room, great for entertaining. With matching base and wall units in a horseshoe shape fitted with granite worktops over and an inset sink with mixer taps looking out over the rear garden. Integrated appliances include a fridge, dishwasher, and range with extractor above. There is an additional window to the side aspect, and door leading to:

UTILITY ROOM Continued units to match the kitchen with worktops over, with integrated washing machine, tumble dryer and built in fridge/freezer, as well as a door leading to the rear garden.

First Floor

LANDING With stairs leading to the second floor, airing cupboard and doors to:

MASTER BEDROOM A double aspect room with sash window to the front aspect and additional window to the side. Complete with walk through wardrobes leading to the **ENSUITE** which is partially tiled and features a bath, separate shower cubicle, WC, hand wash basin and window to the rear aspect.

BEDROOM 2 Similar to the master, this space is also double aspect and features some built in storage as well as an **ENSUITE** which is complete with shower cubicle, WC, hand wash basin and sash window to the front aspect.

BEDROOM 3 Currently staged as a spacious home office, this room features a window overlooking the rear garden.

Second Floor

LANDING With reading corner and doors leading to:

BEDROOM 4 Another large double, with window to the front aspect, additional window to the side, as well as built in wardrobes.

BEDROOM 5 Almost mirroring bedroom 4, this double also features windows to the front and side aspect as well as some built in storage and loft access.

SHOWER ROOM Partially tiled with a skylight window, this space is complete with a shower cubicle, WC and hand wash basin.

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Outside

Tucked nicely off the main road, the property is approached along a pathway lined with lawn either side, mature trees, and is enclosed in low level railings. To the side of the property is the double width driveway providing parking for many vehicles, and leads to the double garage complete with electric doors, light and power.

The rear garden is rich with a whole host of mature flowers and shrubs, but also features two patio areas ideal for outdoor dining, and the remainder laid to lawn.

SERVICES Gas-fired heating to radiators. Mains water, electricity and drainage.
NOTE: None of these services have been tested by the agent.

EPC tbc.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND F. (£3,581.52 per annum).

TENURE Freehold.

CONSTRUCTION TYPE Brick construction.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 86 mbps download, up to 18 mbps upload.

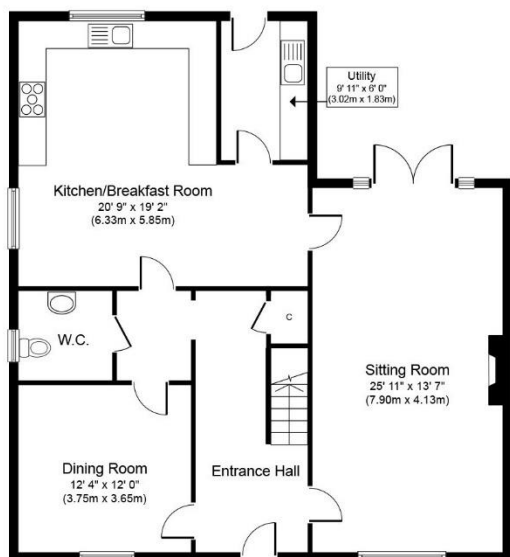
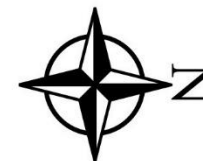
Phone Signal: Likely with Three, EE, O2 and Vodafone.

WHAT3WORDS bill.breeding.radiated

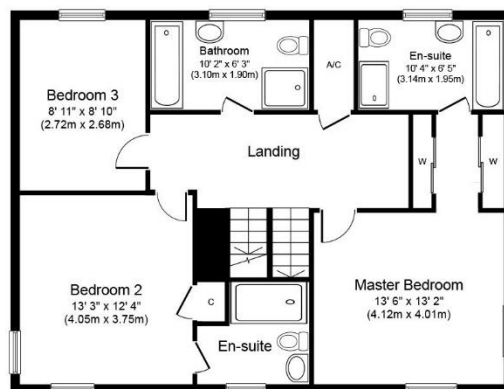
VIEWING Strictly by prior appointment only through DAVID BURR.

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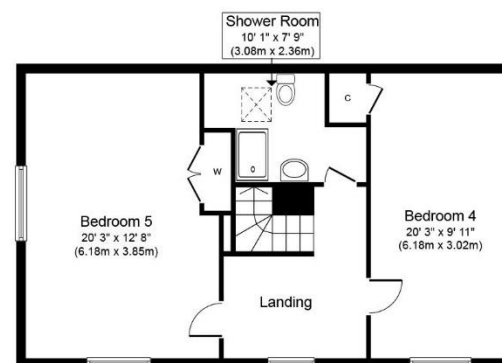




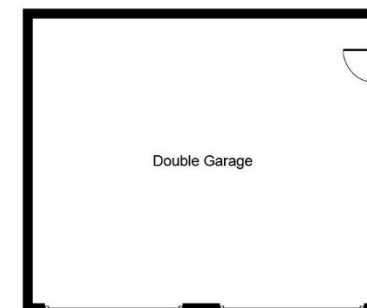
Ground Floor
Approximate Floor Area
1,139 sq. ft.
(105.8 sq. m.)



First Floor
Approximate Floor Area
894 sq. ft.
(83.0 sq. m.)



Second Floor
Approximate Floor Area
699 sq. ft.
(65.0sq. m.)



Double Garage

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

