



**The Hardy Apartment, Exning House
Exning, Suffolk**

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The Hardy Apartment, Exning House, Cotton End Road, Exning, Suffolk, CB8 7NA

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 a primary school, several public houses, post office and local shops. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

A well-presented three-bedroom (two en-suite) apartment located within the popular village of Exning. Located close to the many amenities with access to commuter links. Situated within a Grade II listed manor house, the property has been subject to a comprehensive programme of enhancement with a clear emphasis on high quality fixtures and fittings throughout. Offering a total internal accommodation of approximately 1,700sq ft arranged via a single reception room and three bedrooms. Further benefits to the property include off-street parking, a carport and communal gardens.

A stunning three-bedroom (two en-suite) apartment located within the popular village of Exning, offering accommodation of approximately 1,700 sq.ft.

Main front door opening to:

ENTRANCE HALL: With a luxury vinyl karndean style flooring with doors to all rooms, hatch to loft and downlighters. Door to store room housing pressurised water cylinder and heating system.

FAMILY BATHROOM With fully tiled bath featuring shower attachment above, WC, chrome mounted shower and walk-in shower cubicle with mounted drench rainfall over and handheld shower. Single sink unit within a vanity unit with mixer tap above.

SITTING ROOM With a built-in media unit and an electric flame effect fire unit. Windows to side and rear and opening to:

KITCHEN Featuring large storage cupboard. Fully tiled flooring throughout, matching range of fitted base and wall units with quartz surfaces over and a sash window to side. Integrated appliances include Siemens fridge, freezer, cooker, dishwasher, microwave and warming store as well as separate wine storage unit. Blanko single sink unit with drainer to side and mixer tap above.

BEDROOM 3 With double fitted wardrobes and sash windows affording views across the front aspect.

BEDROOM 2 With sash window to side and door to:

EN-SUITE SHOWER ROOM: Fully tiled and fitted with low level WC, double sink vanity unit with cupboard storage below and mixer tap above. Chrome heated towel radiator, separately screened shower unit with mounted drench rainfall shower and separate handheld shower attachment.

MASTER BEDROOM With two sash windows to side, range of mirror fronted fitted wardrobe units with useful drawers and access leading to:

DRESSING ROOM: With door opening to:

EN-SUITE SHOWER ROOM: Fully tiled shower with mounted drench rainfall shower and handheld shower attachment. Double vanity unit with sink, mixer tap above and useful recess storage. Chrome heated towel radiator and low-level WC. Obscured glass window to side.

HALLWAY: Door to store room with useful fitted shelving.

Outside

The property is approached via a long gravel driveway leading to the communal gardens extending to 8.3 acres (STS) which includes a tennis court for resident's use. There is also off-street parking for a single vehicle with additional carport allocated. Communal door and staircase up leading to the third floor.

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TENURE: Leasehold. 969 years remaining. Annual service charge of £3,600.

SERVICES Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING D.

WHAT3WORDS scoping.isolating.launcher

LOCAL AUTHORITY West Suffolk District Council.

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

BROADBAND: (source Ofcom) Up to 80 mbps download and 20 mbps upload

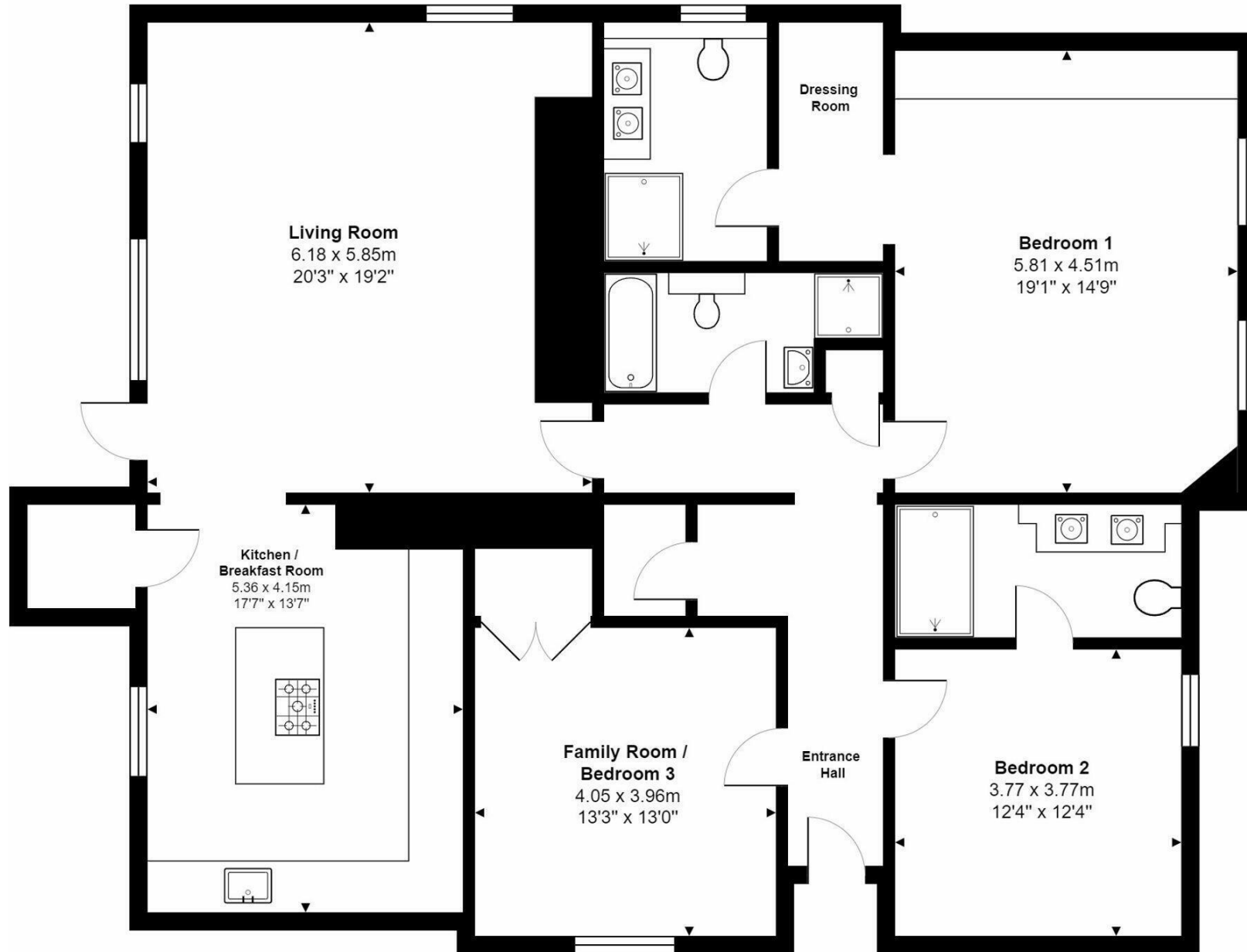
MOBILE COVERAGE Likely with all major providers.

VIEWING Strictly by prior appointment only through DAVID BURR.

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Second Floor



Total Area: 165.6 m² ... 1783 ft²

All measurements are approximate and for display purposes only

