



**8 Ducks Lane
Exning, Suffolk**

**DAVID
BURR**



8 Ducks Lane, Exning, Newmarket, Suffolk, CB8 7HQ

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 substantial detached period home with a separate self-contained annexe within walking distance of amenities in the popular village of Exning. This property offers tastefully presented accommodation which includes an impressive kitchen/dining room all set within mature gardens, along with parking and a double garage. Offered for sale with the benefit of no onward chain.

A beautifully presented four-bedroom detached period family home standing in the heart of Exning with a stunning self-contained one-bedroom annexe and sold with the benefit of no upward chain.

Ground Floor

ENTRANCE HALLWAY Entrance hallway with doors leading to the rest of the house including doorway to staircase with stairs rising to first floor and a large walk-in pantry cupboard.

SITTING ROOM Windows to front aspect out onto garden and featured atrium to the upstairs landing

DINING/PLAY ROOM/STUDY Ideal as a formal dining room, study or children's play room with a feature period fireplace and built-in cupboard storage

KITCHEN/BREAKFAST ROOM Kitchen / Family room with a vaulted-ceiling and exposed brick wall. A modern bespoke fitted kitchen area with space for various appliances, sink and windows to rear. Benefitting from underfloor heating to the tiled floor, and there is space for a large dining table and chair set. Decorative wood burner door to rear garden and utility room.

UTILITY ROOM Plumbing for dishwasher and washing machine, inset Butler sink, Water-softener serving the house and annex and fitted shelving.

SHOWER ROOM Double shower, WC and hand basin with cupboard housing gas combi boiler.

First Floor

LANDING With loft access and doors leading to:

BEDROOM 1 Dual aspect master bedroom with built-in wardrobe & storage.

BEDROOM 2 Double room, vaulted ceiling and window to front.

BEDROOM 3 Fitted wardrobe and window to front.

BEDROOM 4 Window to front.

FAMILY BATHROOM Tiled walls, fitted bath, hand wash basin & WC, Storage shelving and towel rail.

ANNEXE

- A brick-built annexe, with large open plan space suitable for a wide-range of uses including independent living, small business, studio, or luxury gym.
- Vaulted ceiling.
- Modern kitchenette with integrated fridge.
- Free-standing Island.
- Shower room, hand basin, WC and a heated towel rail.
- Underfloor heating.
- Independent boiler.

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Outside

The property has parking for several vehicles in front of the **double garage** which is larger than standard, and has a workshop space. It has a multitude of uses beyond vehicle storage, complete with an electric full width door, light and power. The front of the property is mainly laid to lawn, and is shielded with an established laurel bush the whole way round. The remainder of the front is mainly laid to lawn, and there is also a selection of mature shrubs and trees.

Between the rear of the main house and the annexe, there is also a useful sandstone paved patio area.

SERVICES: Mains water gas and electricity. Gas fired central heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Band D.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: Band D (£2,148.91 per annum).

TENURE: Freehold.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.

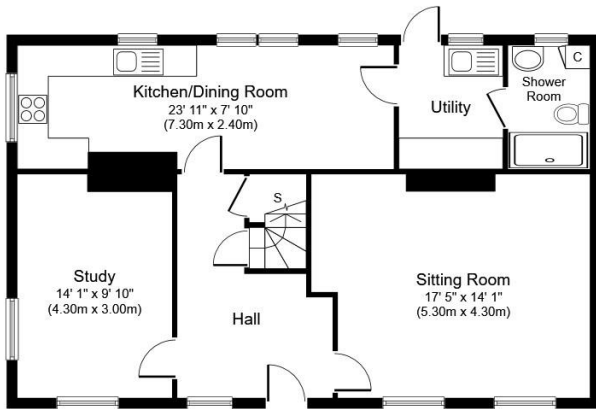
Phone Signal: Likely with all major providers.

WHAT3WORDS: noble.misted.postings.

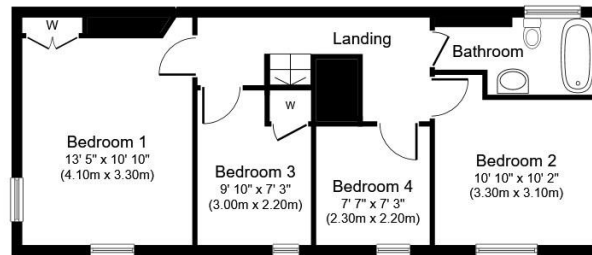
VIEWING: Strictly by prior appointment only through DAVID BURR.

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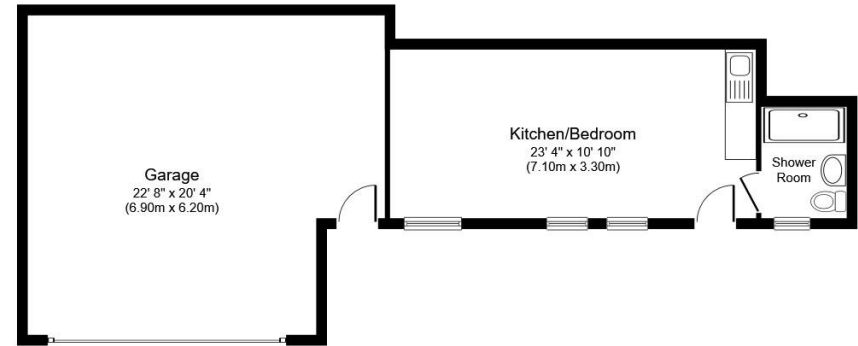




Ground Floor
Approximate Floor Area
817 sq. ft.
(75.9 sq. m.)



First Floor
Approximate Floor Area
528 sq. ft.
(49.0 sq. m.)



Annexe
Approximate Floor Area
725 sq. ft.
(67.4 sq. m.)

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.

