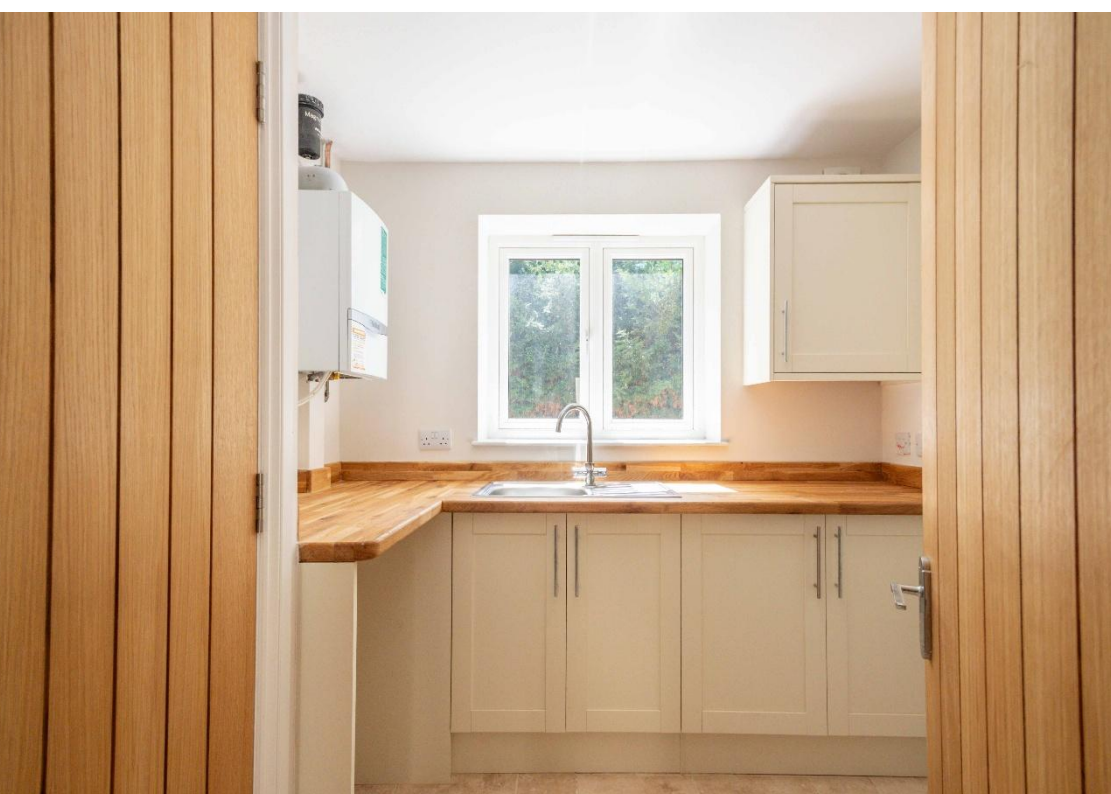




**Orchard House, 6b The Highlands
Exning, Suffolk**

DAVID
BURR



Orchard House, 6b The Highlands, Exning, Newmarket, CB8 7NT

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.

This beautifully presented and deceptively spacious brand-new detached home offers in excess of 2,400 sq. ft. of high-quality living space, set within around 0.6 acre of landscaped gardens. Finished to an exceptional standard throughout, the property features a stunning open-plan kitchen/dining/family room, two further reception rooms, and four generously sized double bedrooms, including two with en-suites. A sweeping gated driveway, double garage, and mature rear gardens further enhance the privacy and appeal of this impressive home.

An exceptional 2,400 sq. ft. brand-new detached home set on 0.6 of an acre, offering luxury living with spacious interiors and mature rear gardens.

Ground Floor

ENTRANCE HALL Entering through a part glazed door, with stone flooring underfoot. Stairs rise to the first floor with a storage cupboard under. Double glazed doors lead through to:

KITCHEN/DINING/FAMILY ROOM A stunning and well-equipped hub of the home, this space features matching stone flooring and a comprehensive range of base and wall units topped with elegant stone worktops. Integrated appliances include a double electric oven, 4-ring induction hob with extractor above, dishwasher, fridge, and separate freezer. A central island enhances functionality, offering an inset wine fridge, breakfast bar, and additional storage below. There is further space for entertaining and dining with French doors leading to the front aspect.

SITTING ROOM A bright and generously proportioned triple-aspect space, featuring wood flooring, a feature fireplace, windows to the front and side, and French doors opening onto the rear gardens.

STUDY With stone flooring and window to the front aspect.

UTILITY ROOM Fitted base and wall units with oak tops over. Inset sink looking over window to the rear.

CLOAKROOM With stone floor, fitted with WC and hand wash basin.

First Floor

LANDING A galleried, bright space with Velux windows and doors leading to:

MASTER BEDROOM A spacious double with windows to the front and rear aspect. Fitted with built in storage and with a door to the **ENSUITE** which has a walk-in shower, hand wash basin, heated towel rail, WC and a Velux window.

BEDROOM 2 Another bright and spacious double aspect room. With fitted storage and a door to the **ENSUITE** with a shower cubicle, WC, hand wash basin, heated towel rail and Velux window.

BEDROOM 3 A further double with fitted storage.

BEDROOM 4 The fourth and final double with fitted storage.

BATHROOM Stylishly fitted with a bath, separate tiled shower cubicle, WC, hand wash basin, heated towel rail and a Velux window.

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Outside

The property sits within a substantial plot, enclosed at the front by post and rail fencing with a pair of 5-bar gates opening onto a sweeping driveway. A detached double garage features an electric up-and-over door, with lighting and power supplied internally. A paved path leads to the front door and continues along both sides of the property, providing access to the rear gardens. At the back, a paved terrace extends from the house, with steps descending to the large, established gardens. Bordered by mature trees in several areas, the outdoor space is predominantly laid to lawn.

In all, about 0.60 acres.

Material Information

SERVICES Gas fired central heating. Mains gas, water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk County Council.

COUNCIL TAX BAND G.

TENURE Freehold.

WHAT3WORDS serve.limitless.educated

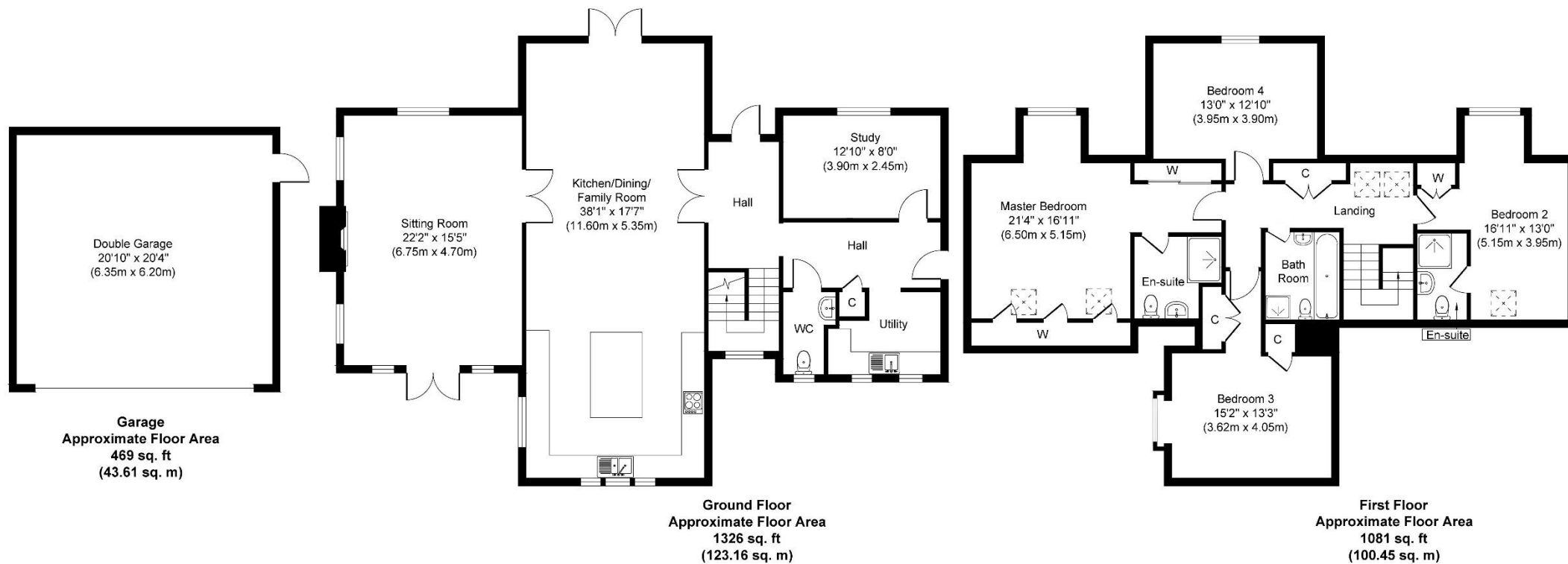
EPC Band B.

CONSTRUCTION TYPE Brick & slate.

VIEWING by prior appointment only through David Burr estate agents.

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