



Exning, Suffolk

DAVID
BURR

Exning, Newmarket, Suffolk

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.

AVAILABLE NOW! This well-presented one-bedroom annexe enjoys a peaceful, tucked-away position in the highly sought-after village of Exning, offering excellent access to the A11 and A14. The accommodation comprises an entrance hall, open-plan sitting/dining area, kitchen, a generous double bedroom, and a shower room with WC. Externally, the property benefits from off-road parking and shared use of the main residence's gardens. Gas and electricity included (uncommitted). Early viewing is highly recommended.

A spacious one-bedroom annex with offroad parking in the popular village of Exning.

Ground Floor

ENTRANCE HALL Providing access to all rooms as well as a useful storage cupboard.

SITTING/DINING ROOM A generously sized living and dining space, furnished with a two-seater sofa, dining table with chair, and a sideboard. Dual aspect windows allow for plenty of natural light.

KITCHEN A fully fitted kitchen featuring a range of wall and base units, sink, built-in oven with gas hob, fridge freezer, microwave, dishwasher, washing machine, and kettle. Window overlooking the rear aspect and carpet underfoot.

WC Fitted with a toilet and hand wash basin, offering convenience and functionality.

SHOWER Includes a fully enclosed shower unit with modern fittings.

BEDROOM A spacious double room, furnished with a double bed, chest of drawers, and a freestanding wardrobe. Window to the rear aspect.

OUTSIDE Benefits from access to a shared garden and allocated off-street parking for one vehicle.

Material Information

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

EPC Band B.

COUNCIL TAX The council tax is included within the rental amount, paid for by the landlord.

FURNISHING The property will be fully furnished as seen in the photos.

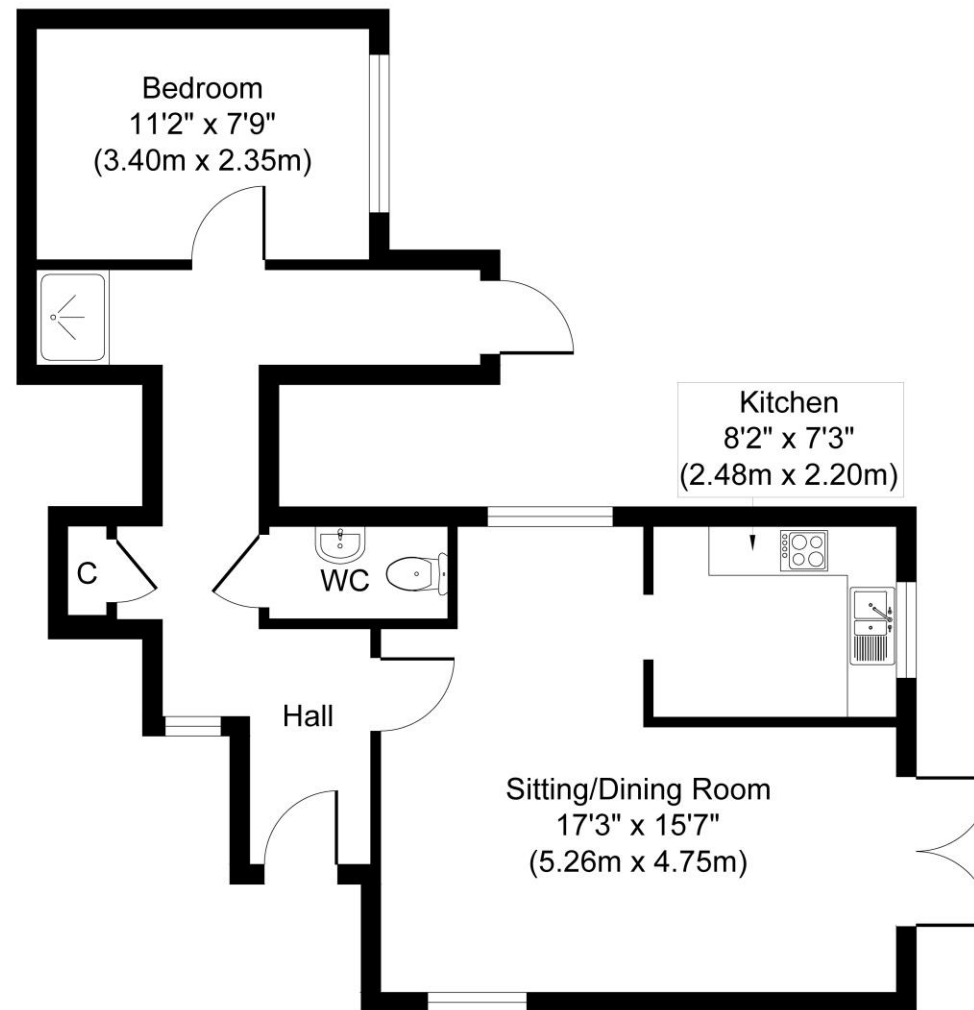
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload. Phone Signal: Yes. Provider: Coverage is likely with all providers.

VIEWING Strictly by prior appointment only through DAVID BURR.

AGENTS NOTE This property will be fully managed by the landlord who lives in the adjacent property.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor
Approximate Floor Area
509 sq. ft
(47.30 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.

