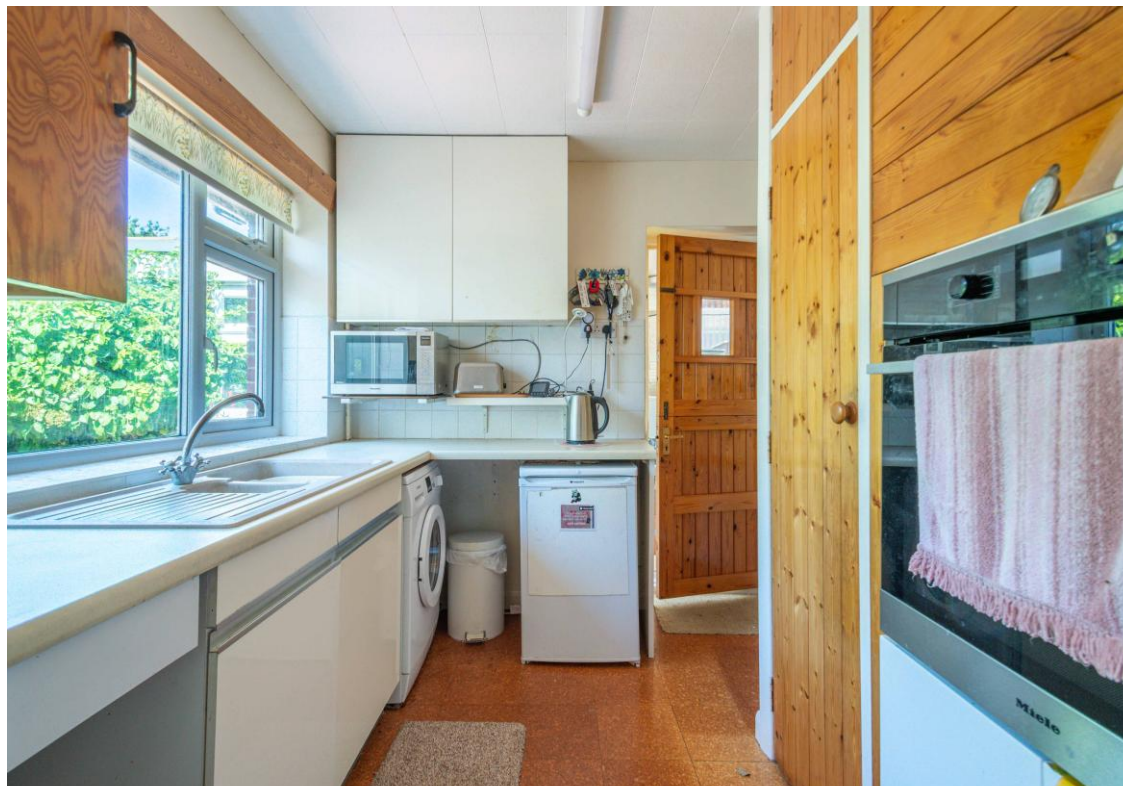




4 Chapel Street,
Exning, Suffolk

DAVID
BURR



4 Chapel Street, Exning, Newmarket, Suffolk, CB8 7HA

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.

This spacious two-bedroom detached bungalow is nestled in the ever-popular village of Exning and offers tremendous potential for improvement and extension, subject to planning permission. The property features a flexible layout with two reception rooms and two generously sized double bedrooms, providing plenty of versatile living space. Additional benefits include off-road parking, a single garage, and a large, mature rear garden—perfect for outdoor enjoyment. The property is also offered with no onward chain.

A spacious two-bed bungalow in sought-after Exning, offering flexible living, huge potential (STPP), a large garden, garage, and no onward chain.

Ground Floor

UTILITY AREA Accessed from the front driveway, this useful space offers room for water appliances and provides internal access to both the garage and rear garden. A further door leads into:

KITCHEN Fitted with a range of base and wall units topped with work surfaces, the kitchen includes an inset sink with views over the front of the property. Appliances include an electric oven and space for a washing machine. The layout continues into an adjoining area with additional units, a gas hob with extractor fan above, and a front-facing window. A door leads through to the hallway.

SITTING ROOM A spacious and comfortable room, ideal for relaxing in the evenings, complete with a feature fireplace. Open through to:

DINING ROOM A bright and versatile space with original parquet flooring, featuring both windows and a door that lead out to the rear garden. This room can be adapted to suit a range of uses.

CONSERVATORY A glazed room overlooking the front of the property, with a door opening to the front garden—perfect for enjoying morning light.

BEDROOM 1 A well-proportioned double bedroom with fitted wardrobes and a window overlooking the rear garden.

BEDROOM 2 Another double bedroom, also featuring fitted wardrobes and a window to the front aspect.

SHOWER ROOM Equipped with a walk-in shower, WC, and hand wash basin. There are two rear-facing windows and loft access above.

Outside

The property is approached via a shingle driveway, offering ample off-road parking and leading to the **SINGLE GARAGE**, which is equipped with power and lighting. The rest of the front garden is attractively landscaped with a mix of lawn, mature trees, and shrubs.

To the rear, the garden is a standout feature—generous in size and thoughtfully planted with a variety of mature shrubs and trees throughout. A small patio sits just off the back of the property, perfect for outdoor seating. At the far end of the plot, you'll also find a stable and a handy storage shed.

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Material Information

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

LOCAL AUTHORITY West Suffolk Council.

COUNCIL TAX BAND D. (£2,256.16 per annum)

EPC Band D.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

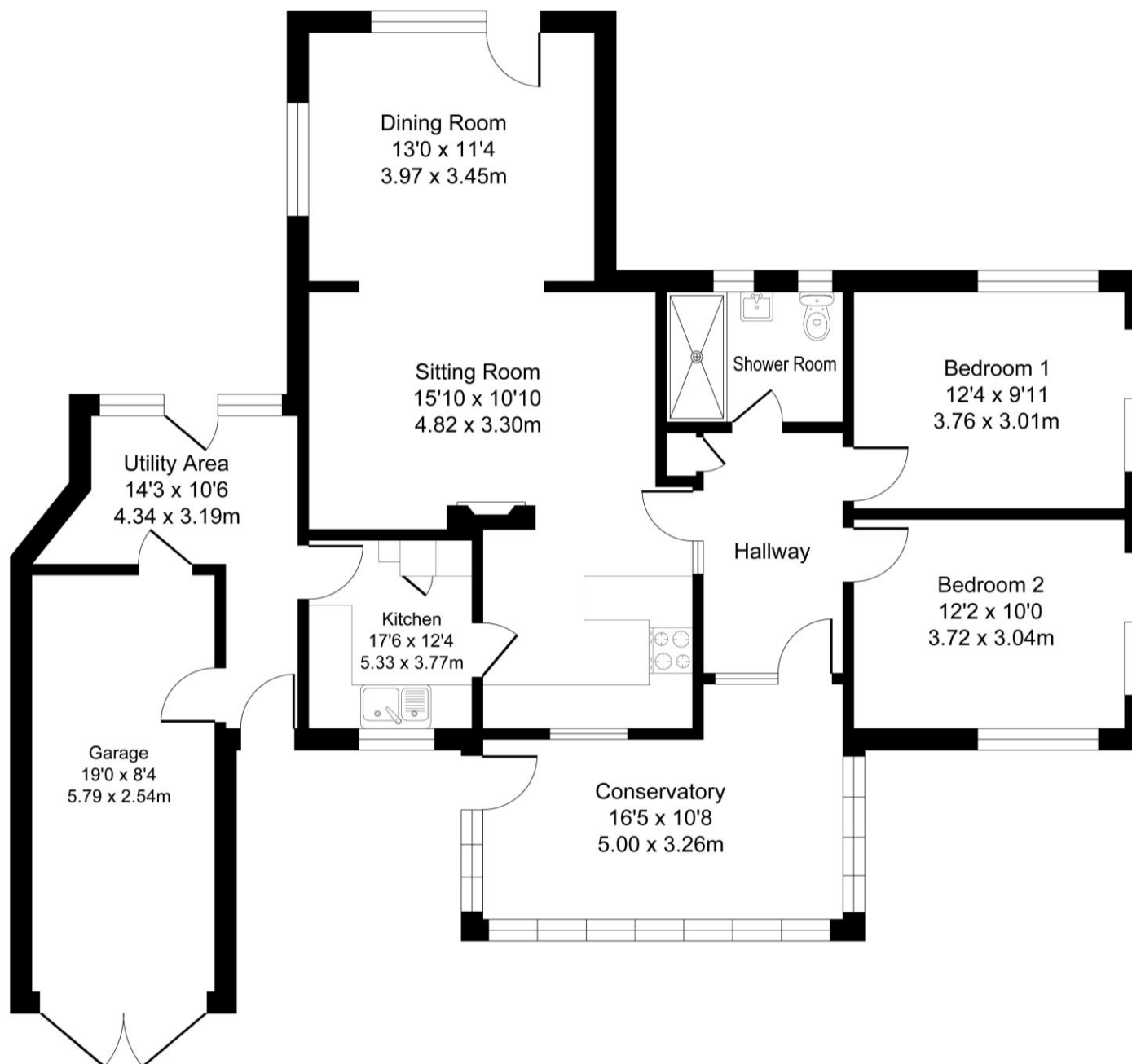
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS repelled.cadet.sampled

VIEWING Strictly by prior appointment only through DAVID BURR.

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.





Total Area: 103.5 m² ... 1114 ft²

All Measurements are approximate and for display purposes only

