



The Highlands, Exning, CB8 7NT

CHEFFINS

The Highlands

Exning,
CB8 7NT

 4
  2
  3

Guide Price £599,995

- Individual Detached Bungalow
- 4/5 Bedrooms
- 3/4 Reception Rooms
- Kitchen and Utility Room
- Family Bathroom and Ensuite Shower Room
- Gas Central Heating
- Double Garage and Large Driveway
- Attractive Established Gardens

A deceptively spacious 4/5 bedroom individual detached bungalow attractively situated in private established gardens in a well regarded village location. The property is well presented and benefits from a sitting room with a wood burning stove, 2 further reception areas, a large fitted kitchen and a separate utility room. Additional features include a primary bedroom with an ensuite and dressing room, a double garage and a large driveway. Viewing Recommended.





LOCATION

Exning is a delightful village 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). There is a primary school, several public houses, a post office and local shops.

ENTRANCE PORCH

with part glazed uPVC door and window to the front aspect, built-in cupboard.

HALLWAY

with glazed entrance door, airing cupboard with hot water cylinder.

CLOAKROOM

with low level WC, pedestal hand basin with mixer tap, tiled splashbacks, recessed ceiling spotlights, window to the front aspect.

SITTING ROOM

17'10" x 13'0"

with an open fireplace with a wood burning stove, tiled hearth and stone surround, feature arches, wall light points, radiator, window to the side aspect, double glazed sliding patio door leading to the garden room.

DINING ROOM

24'2" x 9'2"

with 2 windows to the rear aspect, further window to the side.

KITCHEN/BREAKFAST ROOM

17'2" x 9'2"

with a fitted kitchen comprising 1.5 bowl sink and drainer with mixer tap, range of fitted base and wall mounted cupboards, worktops and tiled splashbacks, breakfast bar, integrated eye level oven and grill and 4 burner gas hob, integrated dishwasher, 2 windows to the rear aspect.

UTILITY ROOM

9'6" (max) x 9'2"

with a stainless steel sink unit and drainer with mixer tap, drinking water tap, water softener, fitted base and wall mounted cupboards, worktops and tiled splashbacks, space and plumbing for washing machine, cupboard housing British Gas gas fired boiler, half glazed door and window to the rear aspect.

GARDEN ROOM

16'4" x 11'5"

with a vaulted ceiling, recessed spotlights, pair of French doors and windows overlooking the garden.

BEDROOM 1

13'9" x 13'2" (max)

with a semi-vaulted ceiling, window to the front aspect.

INNER LOBBY

with doors leading to a dressing room.

ENSUITE SHOWER ROOM

with a walk-in shower cubicle, hand basin with mixer tap and cupboard storage under, low level WC, part tiled walls, ladder style heated towel rail, window to the front aspect.

BEDROOM 2

11'5" x 9'3"

with a semi-vaulted ceiling, built-in wardrobes and cupboard storage, window to the rear aspect.

BEDROOM 3

11'1" x 9'3"

with a built-in wardrobe, window to the rear aspect.

BEDROOM 4

9'8" x 9'8"

with a built-in wardrobe, window to the rear aspect.

BEDROOM 5/STUDY

9'8" x 6'9"

with a window to the front aspect.

FAMILY BATHROOM

with a bath with mixer tap, tiled shower cubicle, hand basin with mixer tap and drawer storage under, low level WC, part tiled walls, ladder style heated towel rail, window to the front aspect.

OUTSIDE

The property is attractively situated in a non-estate location and approached via a long driveway with a pair of wrought iron gates and brick pillars onto a parking area. A covered canopy leads to a;

DOUBLE GARAGE

18'6" x 17'11"

with an attic storage space, light and power, 2 metal up and over doors to the front, integral door leading to the garden room.

There are attractive established gardens surrounding the property with a raised paved patio and seating area with a beech hedge, a further shingled areas with established shrubs. An enclosed rear garden laid to lawn with shrubs and flower borders, shed with light and power, further shed, an outside tap and outside lighting.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - G

Property Type - Detached Bungalow

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to the floorplan

Square Footage - 1776.05

Parking - Double Garage & Driveway

Utilities / Services

Electric Supply - Mains

Gas Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas fired central heating to radiators and a log burner in the loungers

Broadband Connected - Yes

Broadband Type - Fibre to the Cabinet

Mobile Signal/Coverage - Indoor & Outdoor Good

Rights of Way, Easements, Covenants - The left neighbouring property's drainage is linked to the mains drain which crosses under 2 The Highlands.




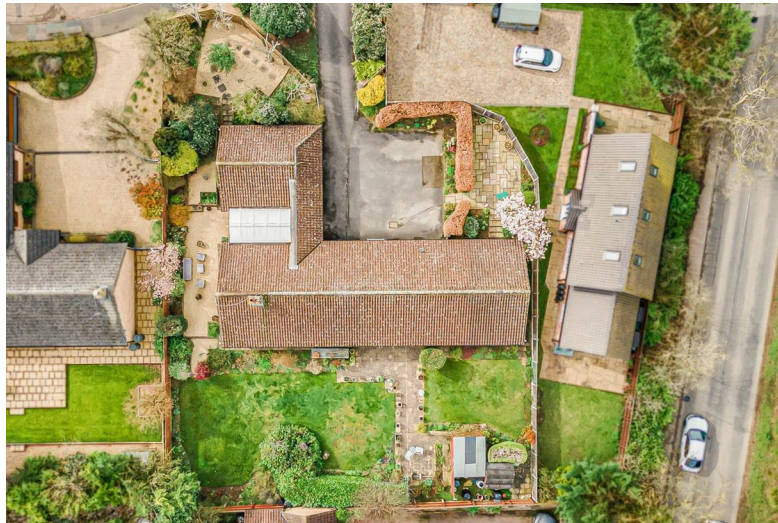






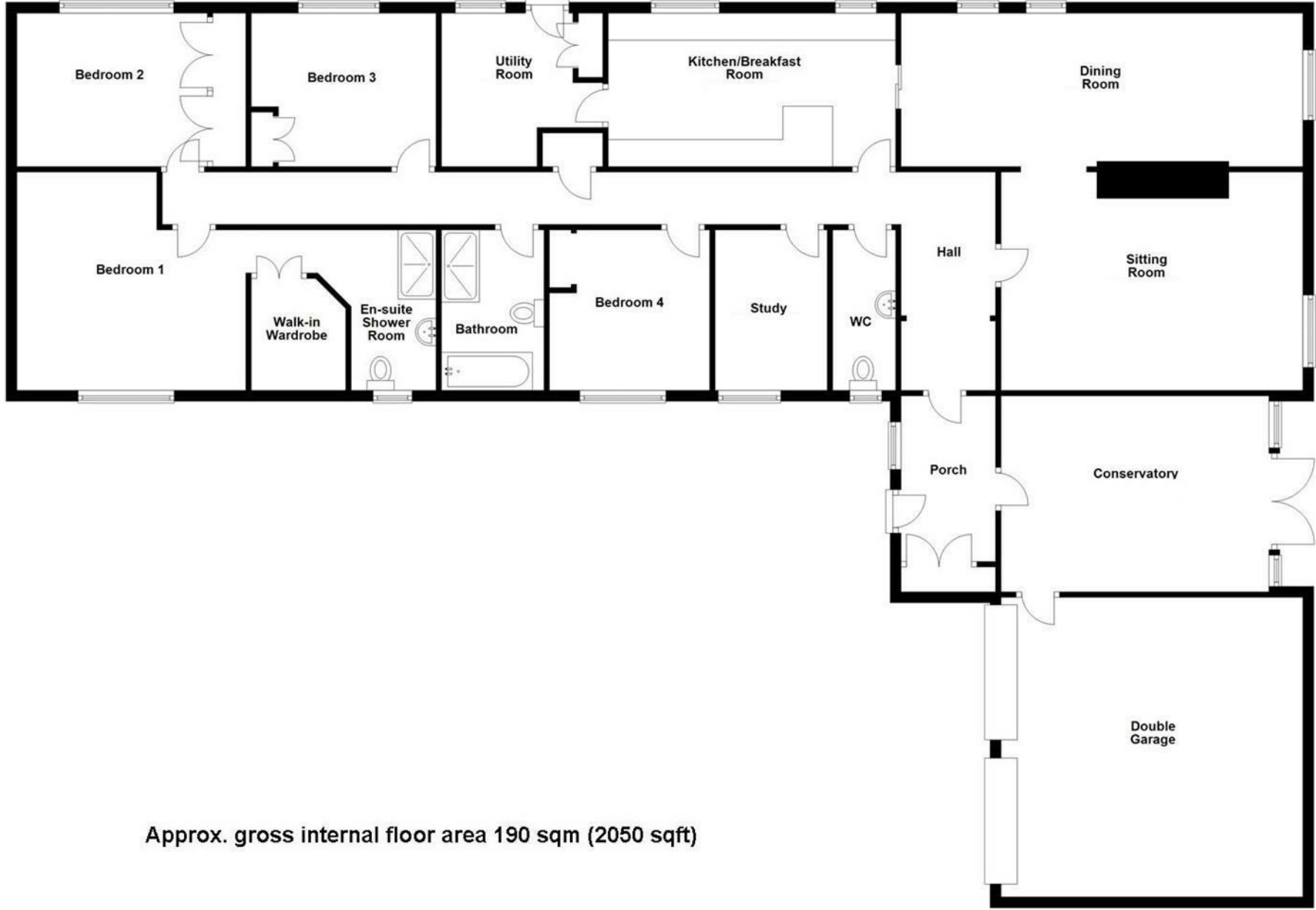


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		72	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Local Authority - West Suffolk

Ground Floor



Approx. gross internal floor area 190 sqm (2050 sqft)



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.