



Glebe Drive, Exning, CB8 7FQ

**CHEFFINS**



## Glebe Drive

Exning,  
CB8 7FQ

- Modern Detached House
- 4 Bedrooms – 2 Ensuites
- Accommodation over 3 floors
- Fitted Kitchen/Dining Room
- Gas Central Heating
- South West Facing Garden
- Garage and Parking
- NO CHAIN

A well presented modern 4 bedroom detached house with accommodation arranged over 3 floors and offered with NO CHAIN. The property benefits from a well equipped fitted kitchen/dining room, a ground floor cloakroom and a second floor primary bedroom with an ensuite shower room. Additional features include gas fired central heating, an enclosed South West facing garden and a garage with off-road parking. Viewing Recommended.

4 3 1

**Guide Price £380,000**





## 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 HALL

with part glazed uPVC sealed unit double glazed entrance door, stairs leading to first floor, under stairs storage cupboard, tiled flooring, radiator.

## CLOAKROOM

with low level WC, pedestal hand basin, tiled walls and flooring, extractor fan.

## SITTING ROOM

with tile effect flooring, radiator, window to front aspect.

## KITCHEN/DINING ROOM

with a range of modern fitted units comprising 1½ bowl stainless steel sink unit and drainer with mixer tap, fitted base and eye level units, worktops and upstands, integrated stainless steel AEG double oven with 4-burner gas hob and stainless steel extractor hood over, integrated dishwasher, fridge and freezer, tiled flooring, recessed ceiling spotlights, window to rear aspect, radiator, pair of French doors leading to garden.

## UTILITY ROOM

with fitted base and eye level units, worktops and upstands, washing machine, tiled flooring, gas-fired

central heating boiler, half glazed door to side aspect.

## FIRST FLOOR

### LANDING

with cupboard with shelving.

### BEDROOM 2

with radiator, window to front aspect.

### ENSUITE SHOWER ROOM

with tiled shower cubicle, pedestal hand basin and low level WC, tiled splash backs, radiator, extractor fan, recessed ceiling spotlights, window to front aspect.

### BEDROOM 3

with radiator, window to rear aspect.

### BEDROOM 4

with radiator, window to rear aspect.

## FAMILY BATHROOM

with panelled bath with mixer tap and shower attachment, pedestal hand basin and low level WC, tiled flooring and tiled splash backs, extractor fan, recessed ceiling spotlights, window to side aspect.

## SECOND FLOOR

### LANDING

Leading to:

## MASTER BEDROOM

with radiator, built in cupboard, Velux window to front aspect, further window to rear.

## ENSUITE SHOWER ROOM

with tiled shower cubicle, pedestal hand basin with low level WC, tiled flooring and splash backs, extractor fan, radiator, window to rear aspect.

## OUTSIDE

To the front of the property is a small open plan garden, laid to lawn, covered porch area with outside light.

To the right hand side is a driveway with off-road parking leading to a:

## GARAGE

with a metal up and over door, light and power, attic storage space and pedestrian door to side.

A gated side access leads to:

A South West facing ENCLOSED REAR GARDEN laid to lawn with a small paved patio area, outside tap.

## Sales Agents Notes

Tenure - Freehold  
Council Tax Band - E  
Property Type - Detached

Property Construction – Brick with tiled roof

Number & Types of Room – Please refer to the floorplan

Square Footage – 1194 sq. ft


Parking – Garage and driveway

For further Material Information, please see the link on our website







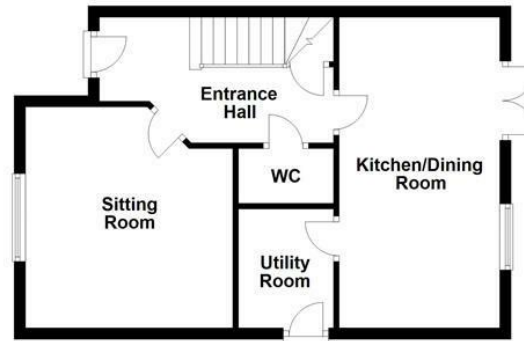
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	



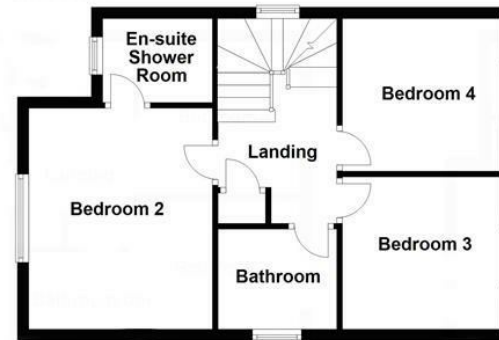
Guide Price £380,000  
 Tenure - Freehold  
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 Local Authority - West Suffolk



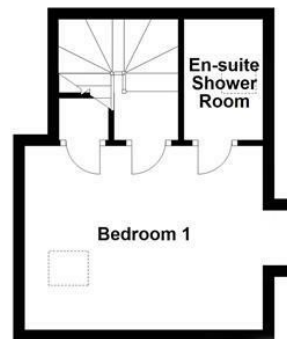
Ground Floor



First Floor



Second Floor





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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.