



Glebe Drive, Exning, CB8 7FQ

CHEFFINS

Glebe Drive

Exning,
CB8 7FQ

- Detached House
- 3 Bedrooms - 1 Ensuite
- Driveway & Garage
- Enclosed Garden
- NO CHAIN

A delightful detached property on this popular development in the highly regarded village of Exning. Accommodation comprises of a living room, kitchen/dining room, 3 bedrooms with 1 ensuite and a family bathroom. Outside there is a driveway and garage. NO CHAIN.

3 2 1

Guide Price £365,000





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 entrance door, stairs to first floor, vinyl tiled flooring, under stairs storage cupboard.

CLOAKROOM

with low level WC, pedestal wash hand basin, vinyl tiled flooring.

LIVING ROOM**KITCHEN/DINING ROOM**

with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, integrated dishwasher and washing machine, integrated electric hob and oven with extractor hood over, integrated fridge/freezer, cupboard housing wall mounted gas boiler, vinyl tiled flooring, French doors to garden.

FIRST FLOOR**LANDING**

with airing cupboard and access to loft space.

BEDROOM 1

with built-in wardrobes.

ENSUITE SHOWER ROOM

with 1.5 width shower cubicle, low level WC, pedestal hand wash basin.

BEDROOM 2**BEDROOM 3****BATHROOM**

with side panel bath, pedestal hand wash basin, low level WC, heated towel rail, spotlights.

OUTSIDE

The front of the property is mainly laid to lawn with a paved pathway to the entrance door.

To the rear of the property is an enclosed garden mainly laid to lawn with flower and shrub borders, a patio area, gated side access, pedestrian door to garage.

GARAGE

To the side of the property approached via a driveway with metal up and over door, power and light.

Sales Agents Notes

Tenure - Freehold

Council Tax Band - D

Property Type - Detached House

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 990.28

Parking - Garage & Driveway

Heating sources - Gas central heating

For more information on this property, please refer to the Material Information Brochure on our website.

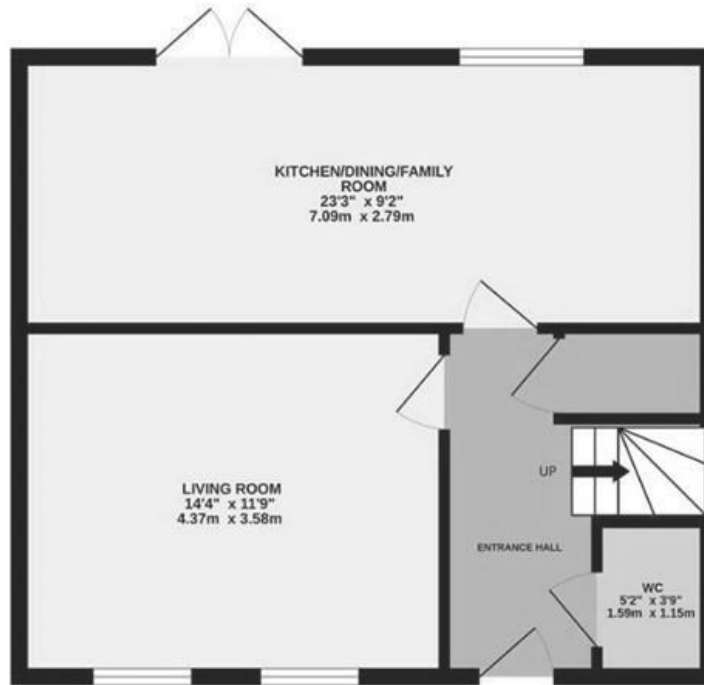
Please note, due to the circumstances of this sale, the property is being sold via a third party and the material information provided is limited and may require further investigation if you were to proceed.



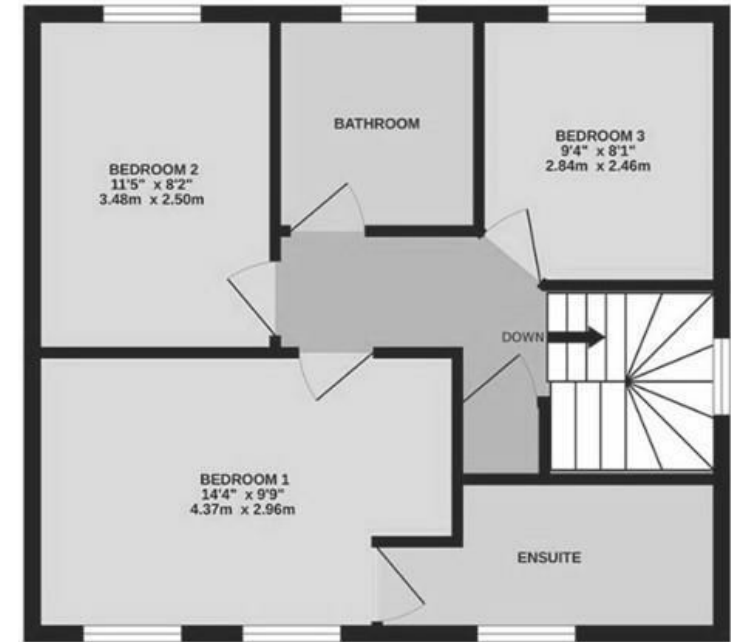
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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 Local Authority - West Suffolk

GROUND FLOOR
 485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
 485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.