



**Ducks Lane, Exning CB8 7HQ**

**Guide Price £350,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

# Ducks Lane, Exning CB8 7HQ

A stunning Victorian three story terraced home with spacious accommodation throughout and private gardens well located in the popular village of Exning.

Accommodation comprises of a living room, kitchen/dining room, three bedrooms with ensuite to master and a family bathroom.

Outside, the rear garden is accessed via a private driveway that offers off road parking for several cars and is broken up into a courtyard and a lawned south facing garden.

**Viewing** is strongly recommended. NO UPWARD CHAIN.  
With stairs rising to first floor and door through to:

## Living Room 14'6" x 11'7" (4.43m x 3.55m)

Feature fire place with tiled hearth, mantel and electric fire. Window to front aspect, radiator and door through to:

## Kitchen/Breakfast Room 17'5" x 11'2" (5.32m x 3.42m)

Fitted with a range of matching eye and base level storage units with work top surfaces over. Stainless steel sink and drainer with mixer tap over. Tiled splashbacks. Integrated appliances including, washer/dryer, dishwasher, fridge and fridge freezer. Range style cooker. Windows and door to rear aspect. Radiator.

## First Floor Landing

With doors to bedrooms, bathroom and stairs rising to second floor. Window to front aspect.

## Bedroom 11'5" x 11'5" (3.50m x 3.49m)

With window to front aspect. Radiator.

## Bedroom 11'5" x 8'8" (3.48m x 2.66m)

With window to rear aspect. Radiator.

## Bathroom 8'8" x 8'0" (2.66m x 2.44m)

Suite comprising, panelled bath, shower cubicle, low level WC, pedestal wash hand basin. Obscured window to rear aspect.

## Second Floor Landing

### Bedroom 14'7" x 12'3" (4.46m x 3.74m)

Windows to front and rear aspects. Radiator. Door to:

### Shower Room 6'3" x 5'2" (1.92m x 1.58m)

Suite comprising shower cubicle, low level WC and pedestal wash hand basin. Window to rear aspect.

### Outside - Front

Garden bordered by privet hedging with path leading to front door.

### Outside - Rear

The rear garden is accessed via a private driveway that offers off road parking for several cars and is broken up into a courtyard and a lawned south facing garden.

### Location

Exning is a charming village located just east of Newmarket, Suffolk, known for its friendly community and picturesque surroundings. It features a small selection of local shops, including a post office and convenience stores, alongside essential amenities such as a primary school and recreational areas. Exning is approximately 2 miles from Newmarket town centre, which boasts a wider range of shops, restaurants, and services, as well as the famous Newmarket Racecourses. The village is conveniently situated about 15 miles from Cambridge

and 40 miles from London, making it an appealing spot for those looking for a quieter lifestyle while remaining well-connected to larger urban centres.

### Property Information

EPC - D

Tenure - Freehold

Council Tax Band - B - West Suffolk

Property Type - Terraced House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 99 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

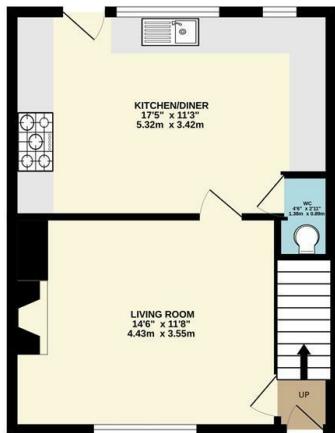
Broadband Connected - TBC

Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps upload

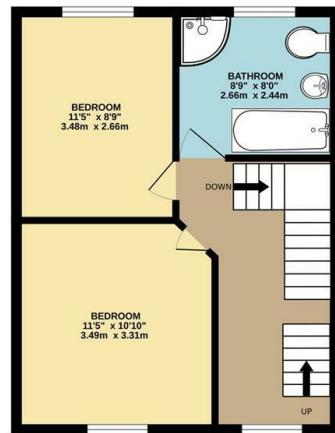
Mobile Signal/Coverage - Ofcom advise



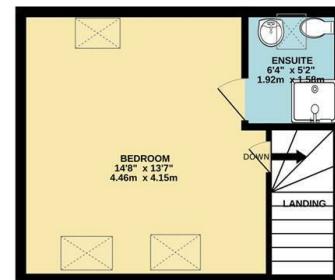
GROUND FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



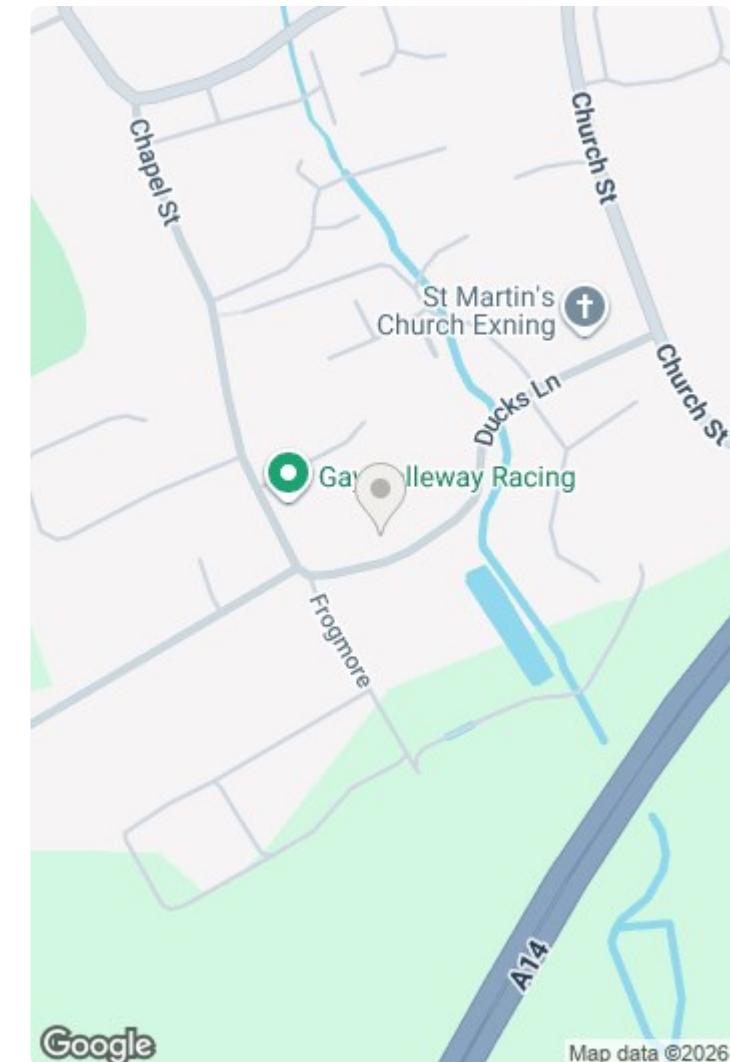
2ND FLOOR  
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 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.

Made with Metropix ©2026



Google

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(55-80)	C		
(26-54)	D		
(21-38)	E		
(1-20)	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(55-80)	C		
(26-54)	D		
(21-38)	E		
(1-20)	F		
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		
England & Wales		EU Directive 2002/91/EC	

This document and any marketing relating to the property has been prepared in good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. It is suggested that undertake enquiries by inspections, survey or other investigation to ascertain the viability of any purchase. Any areas, measurements or distances referred to are given as a guide only and are not precise and no liability can be accepted for errors arising therefrom. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale. Morris Armitage have not tested any services or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order nor that the property is in good structural condition.





