



**The Highlands, Exning  
Newmarket, CB8 7NT  
Offers Over £500,000**

**MA**  
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# The Highlands, Newmarket, CB8 7NT

Situated in a peaceful cul-de-sac within the highly sought-after village of Exning, this exceptional detached bespoke bungalow completed in 2022, offers beautifully presented accommodation finished to an outstanding standard.

Exning is a well-regarded village offering a range of local amenities, including shops, pubs, restaurants, a church, and a primary school. The property also benefits from excellent transport links, with convenient access to the A14 and surrounding areas.

The thoughtfully designed accommodation features an open-plan layout that creates a wonderful sense of space and flow. The living room enjoys views over the attractive rear garden and seamlessly connects to the dining area. A fully fitted handcrafted kitchen is complemented by a practical utility room.

There are two well-proportioned bedrooms, including a superb principal bedroom with en-suite facilities, together with a stylish family bathroom.

Outside, the landscaped rear garden is fully enclosed and provides a delightful outdoor space, featuring a patio area alongside well-stocked flower and shrub borders. To the front, a resin-bound driveway offers ample off-road parking for several vehicles and leads to the garage.

Finished to an exceptional specification throughout, this outstanding home must be viewed to be fully appreciated.

## Entrance Hall

Attractive wooden flooring. Opening to the living room/dining room.

## Living Room/Dining Room

25'5" x 14'7"

Delightful living room with wooden flooring throughout. Aluminium bi-folding doors leading out to the rear garden and patio. Dining room with aluminium bi-folding doors overlooking the rear garden and patio, an opening to the kitchen creating a fabulous social living space.

## Kitchen/Breakfast Room

14'6" x 13'5"

Stunning contemporary kitchen with a range of storage cupboards and drawers with matching glass fronted dresser style display cupboard, quartz worktop over. Integrated AEG eye level fan oven and a separate combination oven. Integrated induction hob with extractor over, Integrated dishwasher and fridge/freezer. Butler sink with mixer tap over. Attractive kitchen island with wooden work surface and further storage under, incorporating breakfast bar seating. Attractively tiled flooring. Window to both front and rear aspect.

## Utility

9'6" x 6'11"

Fitted with base level cupboards and a pantry style cupboard with quartz work top over. Stainless steel sink and drainer with mixer tap over. Space and plumbing for both washing machine and tumble dryer. Attractively tiled flooring. Door leading to the boot room.

## Boot Room

6'11" x 5'4"

With attractive tiled flooring. Doors leading to the utility, rear garden and garage.

## Inner Hall

With attractive wooden flooring, airing cupboard with power, light and shelving.

## Master Bedroom

19'5" x 13'5"

Spacious bedroom with wooden flooring. Window to the side aspect. Opening to the en suite.

## En Suite

Contemporary white suite comprising low level, concealed cistern, WC, bespoke built-in counter top and storage with inset handbasin with mixer tap over and generous walk-in shower. Attractively tiled throughout. Heated towel rail.

## Bedroom 2

9'8" x 7'10"

Well proportioned room with wooden flooring. Built-in storage cupboard. Window to the side aspect.

## Bathroom

Contemporary white suite comprising low level WC, wall mounted hand basin with mixer tap over and built-in storage under and panelled bath with mixer tap and wall mounted shower over. Attractively tiled throughout. Obscured window.

## Garage

19'6" x 10'0"

With electric roller door leading to the driveway. Pedestrian door leading to the boot room. Power and light connected with additional supply for an EV charger.

## Outside - Front

Gravelled beds with flagstone pathway and storm porch over. Driveway leading to the garage, providing off road parking. Further gravelled pathway to the side of the house leads to an access gate to the rear garden. Outside sockets and water supply.

## Outside - Rear

Fabulous flagstone patio area to the rear of the house with two sets of bi-folding doors leading to the living room, creating a wonderful social space. Steps lead to the main garden which is mainly laid to gravel with a variety of established shrub and flower planting to the borders. A stepping stone pathway leads to the rear, timber shed with power and light connected. Outside sockets and water supply. Access gate to the front.

## PROPERTY INFORMATION

EPC - B

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 111 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Air Source Heat Pump, Underfloor heating

Broadband Connected

Broadband Type – Superfast available, 52Mbps download, 8Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

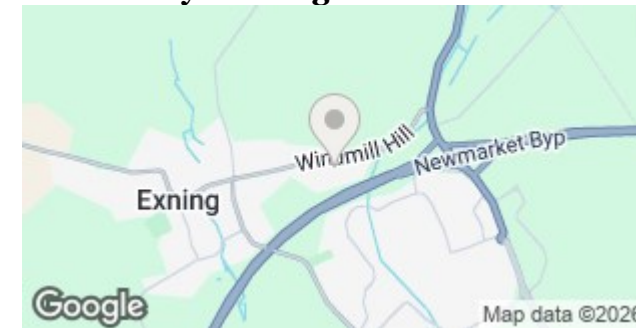
## Location

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.

**Approximate Gross Internal Area 1411 sq ft - 131 sq m  
(Including Garage)**



- **Bespoke Detached Bungalow Completed in 2022**
- **High Quality Fittings Throughout**
- **Air Source Heat Pump**
- **Certificated High Energy Efficiency**
- **Stylish Kitchen/Breakfast Room**
- **Open Plan Living Room/Dining Room**
- **Master Bedroom with En Suite**
- **Bedroom 2**
- **Contemporary Bathroom**
- **Driveway & Garage**



Energy Efficiency Rating	
Current	Potential
87	96
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	
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) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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