



New River Green, Newmarket, CB8 7HS



New River Green

Exning, Newmarket,
CB8 7HS

- Available 8th June 2026
- Unfurnished
- EPC Rating: C
- Council Tax Band: E
- Gas Central Heating
- Enclosed Garden
- Garage

An impressive modern four bedroom detached house forming part of a small sought after development situated close to the centre of the village. The property is presented in good decorative order throughout and has the advantage of a large living room , 2 further reception rooms, and a well equipped modern fitted kitchen/breakfast room. Further benefits include 3 bathrooms and cloakroom, sealed unit double glazing, gas fired central heating and a double garage. A particular feature is the mature landscaped garden to the front and rear of the property. EPC: C, Council Tax Band: E.

4 3 3

£2,300 PCM





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

Hallway

with stairs to first floor

Living Room

with feature fireplace with hearth and surround, 2 windows to front aspect.

Dining Room

with doors to rear aspect and patio area.

Cloakroom

with low level wc. handbasin, storage cupboard.

Kitchen / Breakfast Room

with base and wall mounted units, part tiled walls, tiled floor

Boot Room/Rear Hallway

Office

With Velux windows and French doors with access to courtyard

Shower Room

with heater towel rail, hand basin and power shower

Utility Room

with space and plumbing for washing machine and tumble dryer, wall mounted boiler.

Pantry

with space for standing fridge freezer

FIRST FLOOR

Bedroom 1

with window to rear aspect.

Ensuite Bathroom

with a freestanding bath tub and a hand basin

Bedroom 2

with window to front aspect.

Bedroom 3

with window to front aspect.

Bedroom 4

with fitted wardrobes and window to side aspect.

Family Bathroom

with option for bath or shower, small hand basin and linen storage

OUTSIDE

The property benefits from a substantial rear garden, mainly laid to lawn, offering plenty of outdoor space for families, entertaining, or recreation. Mature trees, planted borders, and fenced boundaries create a private and well-established setting.

Additional features include a large patio area with a built-in brick outdoor oven and preparation space, ideal for outdoor dining and social gatherings. To the rear of the garden are timber outbuildings and storage sheds, along with a secluded woodland-style area beneath mature trees, adding character and versatility to the outdoor space. The property also benefits from a double garage, providing additional storage and off-road parking.

Letting Agents Notes

Deposit - £2653.00

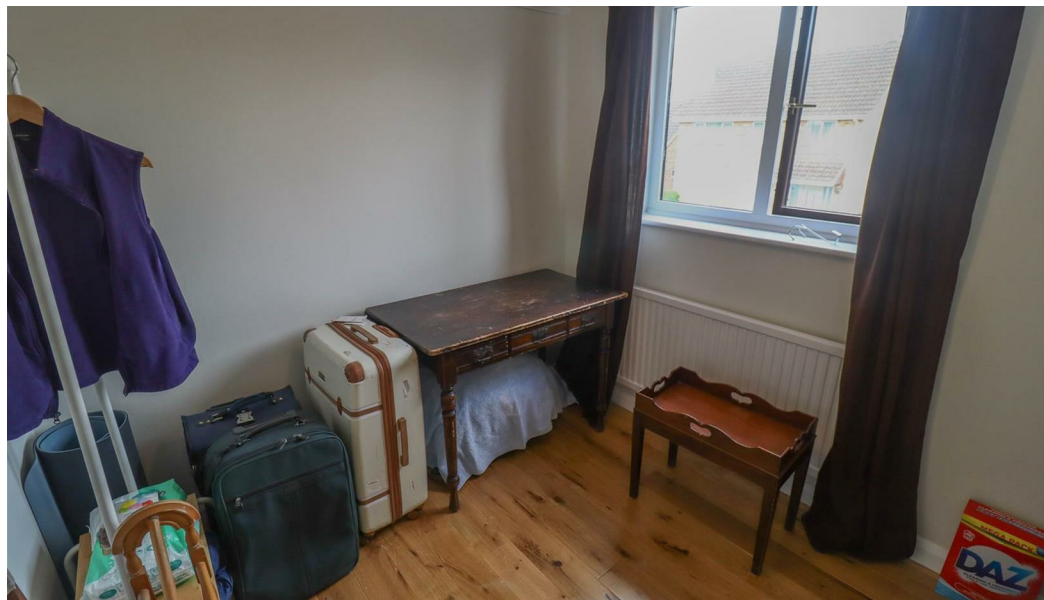
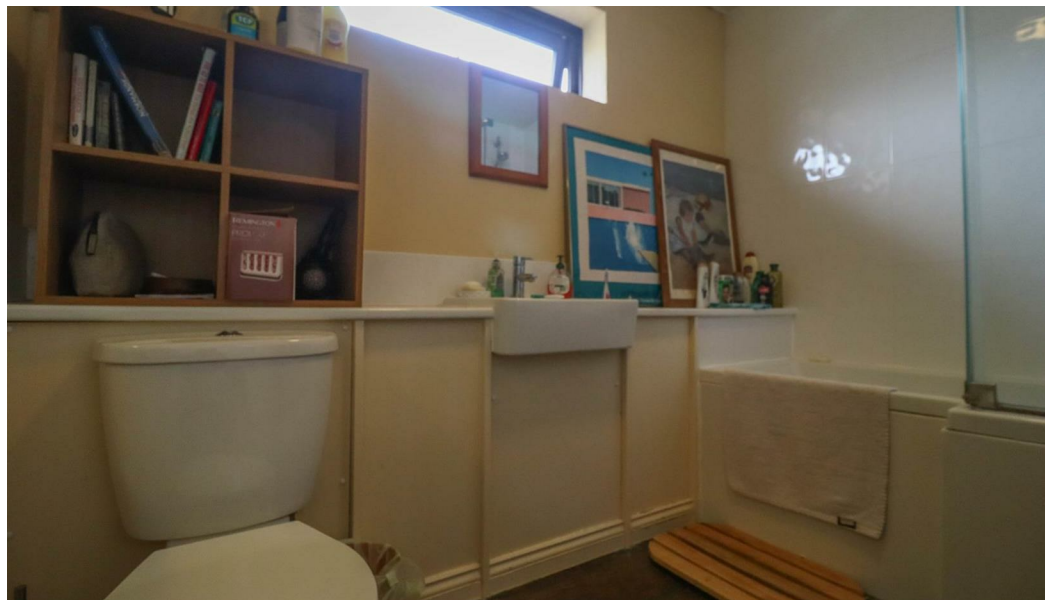
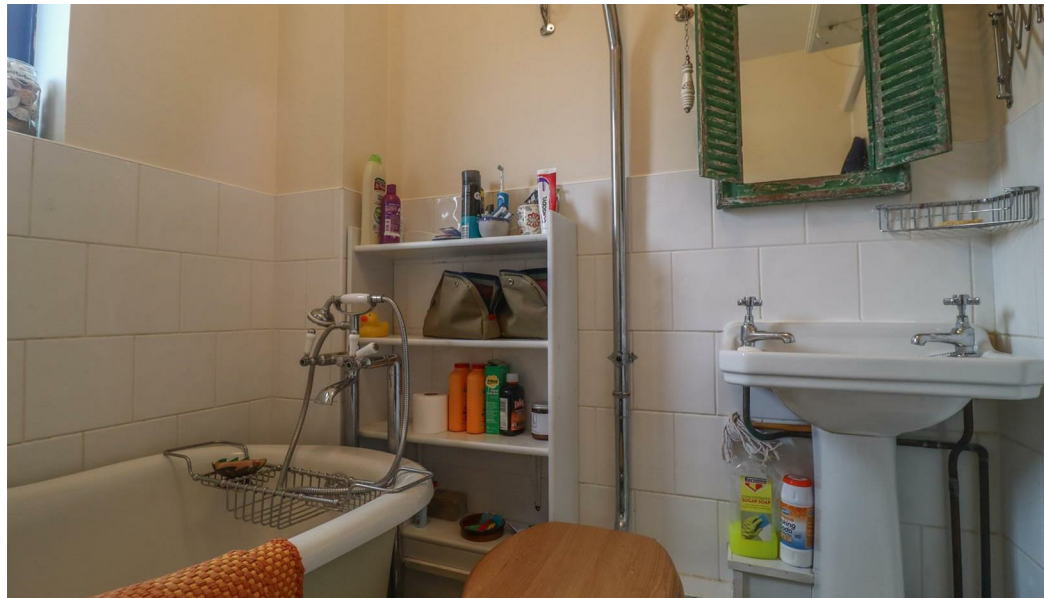
Holding Deposit - £530.00

EPC - C

Council Tax - B

Square Footage - 1776.05





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

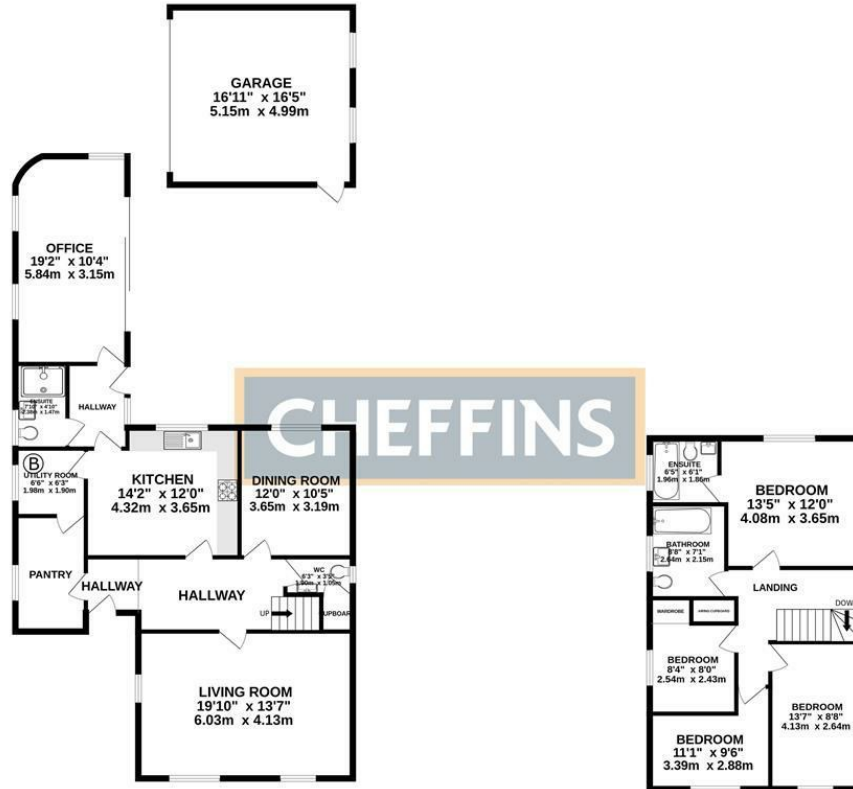


£2,300 PCM
 Council Tax Band - E
 Local Authority - West Suffolk Council



GROUND FLOOR
1379 sq.ft. (128.2 sq.m.) approx.

1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



2 NEW RIVER GREEN

TOTAL FLOOR AREA: 2021 sq.ft. (187.7 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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