



**Mallard Way, Exning
Newmarket, CB8 7FS
£375,000**

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Mallard Way, Newmarket, CB8 7FS

A well presented detached family home on this highly regarded development in the popular village of Exning.

The accommodation is spacious throughout and includes a living room, fully fitted kitchen/diner, utility room, cloakroom, three bedrooms(with ensuite to master) and a family bathroom.

Outside there is a large enclosed rear garden and a garage to the side with a driveway providing additional off road parking.

Viewing is highly recommended.

Entrance Hall

Front door leading into entrance hall with access to stairs and under stairs cupboard which houses the fuse box and solar panel controls. Internal doors leading to:

Living Room

12'6" x 11'3"

Window to front aspect.

WC

4'6" x 5'9"

WC and handwash basin with mixer tap.

Kitchen/Dining Room

17'6" x 9'1"

Open plan kitchen diner with breakfast bar. The kitchen is fitted with a range of matching eye and base level units with worktop over. Integrated one and a half bowl sink with rose-gold mixer tap over. Integrated fridge-freezer, dishwashers, hob and oven. Window to rear aspect, and french doors to rear garden.

Utility Room

5'7" x 5'9"

Fitted with base level units and an eye level unit, with space for a washing machine. Window to side aspect.

Bedroom 1

12'8" x 10'4"

Built in wardrobe. Window to front aspect. Internal door through to ensuite.

Ensuite

5'5" x 5'7"

Suite comprising of corner shower, WC

and handwash basin. Heated towel rail.

Windows to side and front aspect.

Bedroom 2

9'0" x 9'3"

Window to rear aspect.

Bedroom 3

8'3" x 9'2"

Windows to side and rear aspects.

Bathroom

5'9" x 6'8"

Suite comprising of panelled bath with showerhead attachment over, WC and handwash basin. Heated towel rail. Window to side aspect.

Outside - Front

Small lawned area with mature shrubbery. Parking on driveway for tow cars, leading to single detached garage with up-and-over door.

Outside - Rear

Patio leading to lawned grass area with some shrubbery. Access to garage through single door.

Property Information

EPC- B

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 85 SQM

Parking – Driveway and detached single

garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available,

900Mbps download, 110 Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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

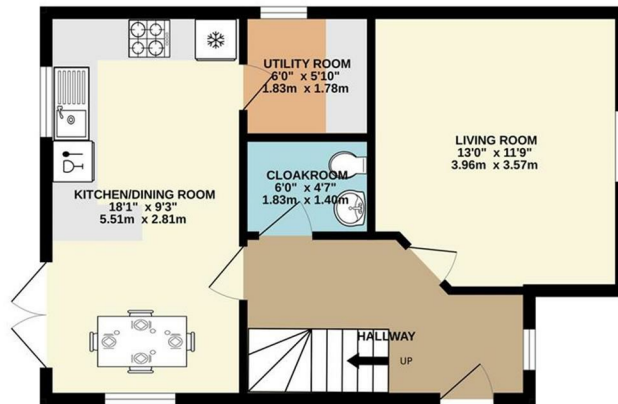
Location

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.

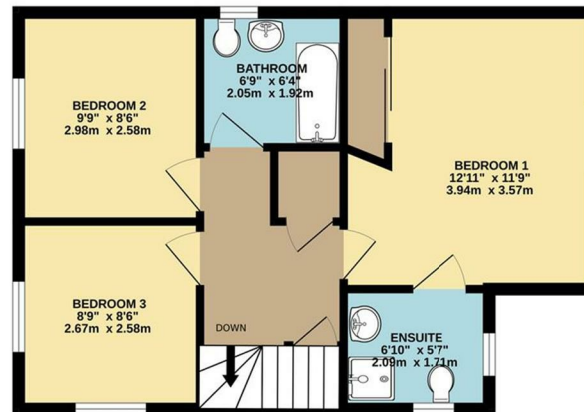


- **Highly Regarded Development**
- **Popular Sought After Village Location**
- **Spacious Accomodation**
- **Ensuite To Master Bedroom**
- **Enclosed Rear Garden**
- **Detached Garage**

GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(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		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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