



**26 Exning Road,
Newmarket**

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26 Exning Road, Newmarket, Suffolk, CB8 0AB

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is Britain's largest racehorse training centre offering some of the finest racing in the world as well as Tattersall's sales ring. The market town of Bury St Edmunds (12 miles) and University City of Cambridge (13 miles) offer a wider range of amenities, both of which can be accessed by direct rail links from Newmarket.

This attractive 1930s-style house provides well-proportioned and beautifully presented accommodation arranged over two floors. The property retains a strong sense of character whilst offering a practical arrangement comprising three reception areas, an open-plan breakfast kitchen, utility room, four bedrooms and two bath/shower rooms. Further features include a detached studio, landscaped rear garden, single garage and block-paved driveway.

Beautifully presented 1930s-style four-bedroom home with landscaped garden and detached studio.

Ground Floor

ENTRANCE HALL The entrance hall has wooden flooring, useful understairs storage and further built-in storage, with stairs rising to the first floor and doors leading to the principal rooms.

SITTING ROOM A well-proportioned reception room featuring a bay window to the front aspect with shutter blinds, a feature fireplace and wooden flooring.

SNUG A versatile reception room with two windows to the side aspect, both fitted with shutter blinds, together with an electric fireplace and wooden flooring.

DINING ROOM A spacious room with ample space for a dining table and chairs, a feature glazed block window to the side aspect and tiled flooring. The room opens directly into the kitchen, creating a well-connected arrangement across the rear of the house.

KITCHEN Fitted with a comprehensive range of wall and base-level storage units and drawers with worktop surfaces over, incorporating an inset butler-style sink, integrated full-length fridge and dishwasher. There is space for a Rangemaster cooker with extractor hood over. Two windows overlook the rear garden, whilst French doors open directly onto the adjoining terrace.

UTILITY ROOM Fitted with a range of wall and base-level storage units with worktop surfaces over, incorporating a sink and drainer, plumbing for a washing machine and space for a drinks fridge. There is a window to the rear aspect and a door providing external access.

CLOAKROOM Fitted with a wash hand basin and WC.

First Floor

FIRST FLOOR LANDING A spacious landing with a window to the side aspect, access to the loft space and a cupboard housing the gas boiler. Doors lead to all four bedrooms and the family bathroom.

PRINCIPAL BEDROOM A generous principal bedroom with two windows overlooking the rear garden and fitted wardrobes. The room has access to the en suite shower room.

EN SUITE The en suite comprises a one-and-a-half-width shower enclosure, WC and traditional-style wash hand basin. There is a heated towel rail, obscured window to the side aspect, decorative tiled flooring and a mirrored storage cabinet.

BEDROOM 2 A well-proportioned double bedroom with a bay window to the front aspect, fitted with shutter blinds, together with a built-in double wardrobe cupboard.

BEDROOM 3 A further double bedroom with a window to the side aspect and built-in shelving and hanging rails.

BEDROOM 4 Currently arranged as a dressing room, this comfortable fourth bedroom has two obscured windows to the side aspect and could readily be utilised as a bedroom.

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FAMILY BATHROOM A particularly attractive bathroom with a period-inspired finish, comprising a freestanding roll-top bath with traditional-style fittings, pedestal wash hand basin and WC, together with a separate shower cubicle and heated towel rail. The room features dark blue metro-style wall tiling, decorative patterned floor tiles, shutter blinds and a mirrored storage cabinet.

DETACHED STUDIO A detached studio situated within the rear garden, currently utilised as a gym, with potential to be used as an office. The building has attractive dark timber-style cladding, glazed sliding entrance doors and a side window, together with power, WIFI and lighting.

To the side is a covered terrace with recessed spotlights and external power, providing a useful additional covered area.

Outside

The rear garden has been thoughtfully landscaped and incorporates a paved terrace immediately adjoining the kitchen, accessed via the French doors. Further terrace areas are positioned throughout the garden, with raised beds and mature borders containing established plants, shrubs and trees.

The garden is predominantly laid to lawn, with a barked area providing additional space. A door provides access to the rear of the garage.

To the front of the property is a block-paved driveway providing off-road parking for two vehicles, together with access to the single garage.

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity and solar panels connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND D. (£2,435.82 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick under tiled roof.

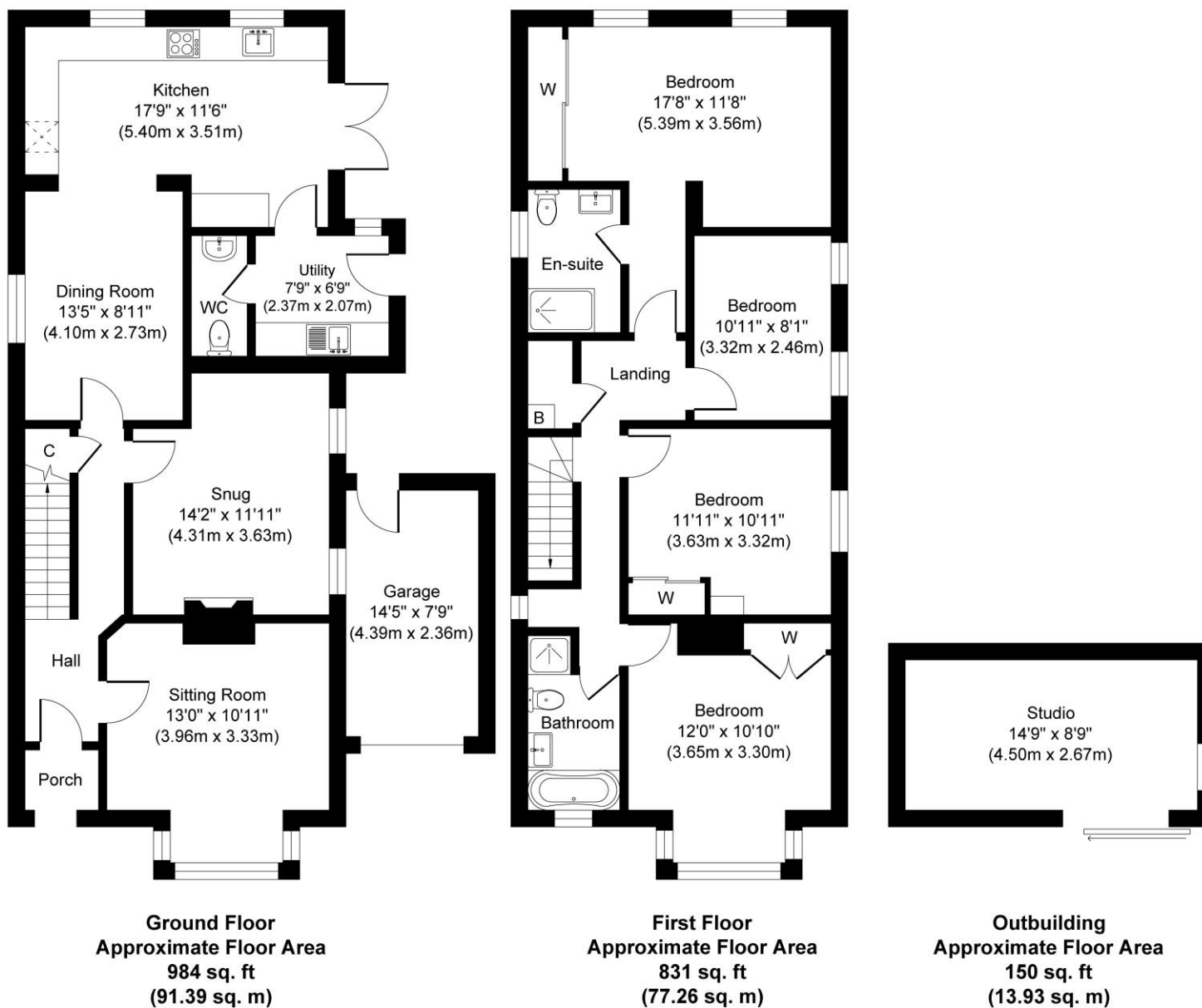
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS snowballs.blooms.salutes

VIEWING Strictly by prior appointment only through DAVID BURR.

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