



**Beechwood Close,
Exning, CB8 7EL
Guide Price £600,000**

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Beechwood Close, Exning, CB8 7EL

An exceptional detached family home occupying a prime position on the edge of this superb and highly sought-after development and set in the desirable village of Exning.

Perfectly positioned on the Cambridgeshire/Suffolk border, Exning enjoys an enviable setting just moments from the historic racing town of Newmarket and approximately 13 miles from the city of Cambridge. Offering excellent connectivity via the A14, with links to the M11 towards London and the A11 eastbound, the village combines superb accessibility with an attractive range of local amenities, including a well-regarded primary school.

Beautifully enhanced and highly improved by the current owners, this outstanding home delivers stylish open-plan living with refined finishes and thoughtful design throughout. The impressive accommodation is introduced via a spacious reception hall and includes a stunning 33ft bespoke kitchen/dining/family room, ideal for both entertaining and modern family life, together with a dedicated study/home office and cloakroom, five generously proportioned bedrooms, including a luxurious reappointed en-suite, complemented by a modern family bathroom.

Externally, the property enjoys an enviable corner plot with beautifully established wraparound gardens offering a wonderful sense of privacy, driveway provides off road parking and leads to detached double garage.

Outstanding family home – viewing is highly recommended.

Entrance Hall

Spacious entrance hall with composite entrance door, wood effect flooring, radiator, door leading to:

Home Office

13'1" x 10'8"

With bay window to front aspect, radiator.

Cloakroom

With hidden cistern WC, hand basin with storage under, eye level storage cupboards, integrated washing machine, uPVC window to side aspect.

Kitchen / Dining / Living Room

32'9" x 26'10"

With double and single doors leading from the entrance hall. With wood effect flooring, uPVC window to front aspect and 3 uPVC windows and sliding doors to the rear aspect, radiators. Electric stove with limestone surround.

The kitchen is stylishly re-fitted with a range of wall and base units with quartz worktops over with a wealth of cabinets incorporating integrated eye level double oven, inset sink with mixer tap over. Integrated dishwasher, induction hob and gas wok burner with extractor over and wine fridge.

Lean-To

16'11" x 3'6"

Covered lean-to providing access to the garden.

FIRST FLOOR

Landing

Generous landing with uPVC window to front aspect, airing cupboard.

Master Bedroom

16'8" x 11'1"

With 2 x uPVC windows to rear aspect, radiator, wall mounted air conditioning unit, built in wardrobes, door leading to:

En-Suite Bathroom

Superbly refurbished and fully tiled, with low level WC, panelled bath with shower over and vanity hand basin. uPVC window to side aspect.

Bedroom 2

13'8" x 11'1"

With uPVC window to front aspect, built in wardrobe, radiator.

Bedroom 3

13'10" x 8'7"

With 2 uPVC windows to front aspect, built in wardrobe, radiator.

Bedroom 4

13'5" x 11'1"

With uPVC window to rear aspect, radiator.

Bedroom 5

10'1" x 6'11"

With uPVC window to rear aspect, radiator.

Bathroom

Modern fully tiled bathroom comprising walk in shower enclosure, low level WC, vanity hand basin, extractor fan.

OUTSIDE

The property is approached via a front garden laid mainly to lawn with paving and mature shrubs.

Being set in a corner plot, the walled garden benefits from various areas currently set up for seating, raised beds and play area.

To the rear is the double garage and driveway parking.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 165 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

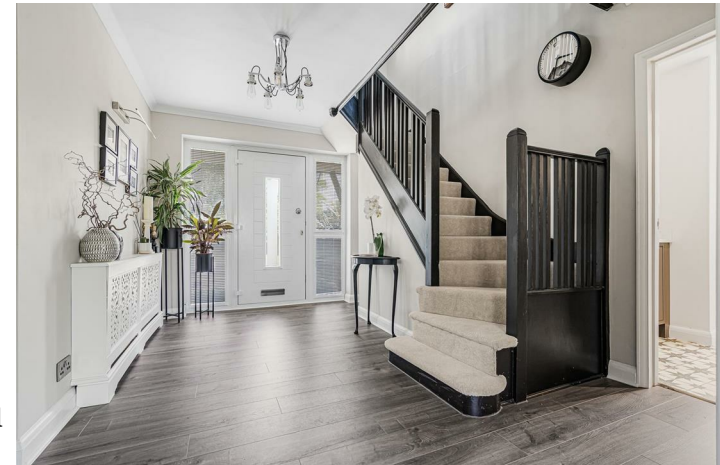
Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available, 41Mbps download, 7Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

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



**Approximate Gross Internal Area 1853 sq ft - 172 sq m
(Excluding Garage)**

Ground Floor Area 972 sq ft – 90 sq m

First Floor Area 881 sq ft – 82 sq m

Garage Area 419 sq ft – 39 sq m



- **Impressive Detached Family Home**
- **Highly Improved Open Plan Kitchen / Living / Dining Space**
- **5 Bedrooms**
- **En-Suite Bathroom**
- **Walled, Corner Plot Garden**
- **Double Garage and Driveway**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	72	79

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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