

A well proportioned three-bedroom detached house with large rear garden, set along Exning Road just a short distance from the town centre.



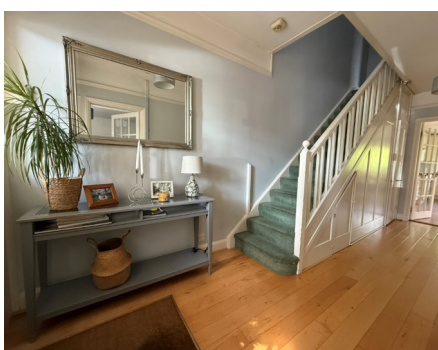
RENT

£1,350 PCM

Ref: R2039

Address

28 Exning Road
Newmarket
Suffolk
CB8 0AB



Detached unfurnished house with two reception rooms, fitted kitchen/breakfast room, utility/garden room, cloakroom. To the first floor are four bedrooms, bathroom and shower room. Spacious gardens, driveway parking and a garage.

To let unfurnished on an Assured Periodic Tenancy

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

28 Exning Road is situated within walking distance of the centre of Newmarket which has excellent local amenities and is a stone's throw from the world famous Tattersall's Sales Ring.

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. At the junction of the A11 and the A14, road access to all areas of the country is good. The market town of Bury St Edmunds (12 miles) and the University City of Cambridge (13 miles), which both have good rail and bus access from Newmarket, offer a wide range of additional shopping and entertainment amenities. The town itself has a wide range of shopping facilities. There is an independent preparatory school in the town and there are excellent schools in the area, particularly Cambridge. London and Stansted Airport are within easy reach by road or train.

The Accommodation

Ground Floor

Entering through a partially glazed wooden door into

Entrance Lobby

Fitted shoe cupboard, coat hooks and partially glazed door into

Entrance Hallway

Stairs off the first floor, understairs cupboard, radiator and doors off to

Sitting Room 13'9 x 15'8 (max) (4.19m x 4.78m)

A light room with large bay window to the front. Central fireplace housing a coal effect gas fire. A range of fitted cupboards, shelving and TV stand. Radiator, telephone socket and TV aerial leads in.

Dining Room/Study 13'10 x 10'10 (max) (4.22m x 3.30m)

A good size versatile room fitted with a range of cupboards and shelving. French doors giving access to the garden room. Radiator, telephone socket and TV aerial lead.

Cloakroom

Fitted with low flush WC, wash basin and fitted cupboards housing the fuse board, electricity and gas meter.

Kitchen 18'1 x 12'2 (5.51m x 3.71m)

A very spacious room fitted with an excellent range of base and eye level kitchen units with worksurface over, inset with a one and a half bowl single drainer stainless steel sink. Space and plumbing for dishwasher. Five ring gas hob with extractor good above. Integrated electric oven. Adequate space for good size table and chairs. French doors leading out to the rear garden and further doors to the

Utility/Garden Room 17'8 x 7'2 (5.38m x 2.18m)

A good addition to the property with section of fitted worksurface with space and plumbing below for washing machine and tumble dryer. Radiator. Patio doors to the garden.

Stairs from the entrance hallway lead up to the

First Floor

Landing

Hatch to attic, radiator and doors off to

Bedroom One 13'9 x 15'11 (max) (4.19m x 4.85m)

A light and spacious double bedroom with large bay window to the front. Two sets of fitted wardrobe cupboards and radiator.

Bedroom Two 14'6 x 10'10 (4.42m x 3.30m)

An excellent size double bedroom with window overlooking the rear garden and radiator.

Bedroom Three 8'10 x 8'3 (2.69m x 2.51m)

A smaller double or single bedroom with window to the front, radiator and fitted cupboard.

Bathroom

Fitted with low flush WC, pedestal wash basin and bath with mixer tap and shower attachment over. Radiator and extractor fan.

Shower Room

Fully tiled shower cubicle with electric shower, wash hand basin and heated towel rail.

Bedroom Four/Box Room 9'1 x 6'7 (2.77m x 2.01m) (restricted ceiling height)

A small but functional room with Velux window and door to the airing cupboard housing the water tank and gas fired boiler.

Outside

The property is accessed directly off Exning Road to a good size parking area for at least two cars. Beyond the drive is a detached single garage with up and over door and pedestrian door. A wooden gate gives access to a passageway leading to the garden. There is a good size garden, mainly laid to grass with paved seating areas accessed directly from the kitchen and garden room. At the bottom of the garden there is a further paved seating area, Summer House and garden shed.

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas connected. Gas-fired boiler serving the central heating and hot water systems.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

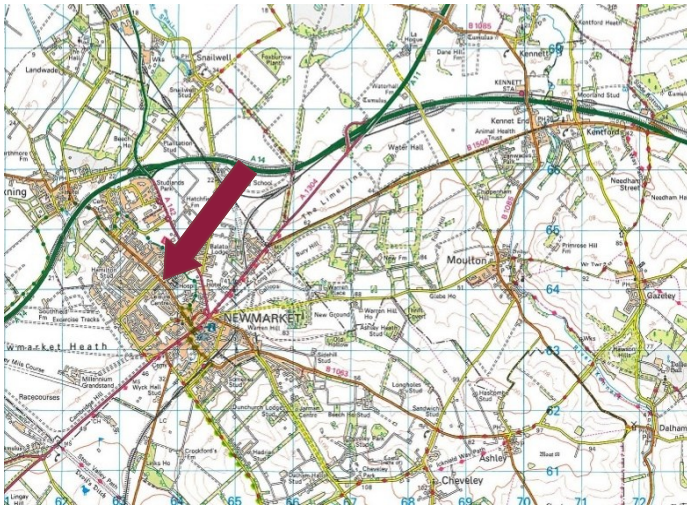
Council Tax Band E; £2,903.63 payable per annum 2026/2027

Local Authority West Suffolk Council, West Suffolk House, Western Way, Bury St Edmunds IP33 3YU

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

May 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



Directions

Travelling West along the A14, exit at junction 39 toward Newmarket (B1506). Continue along this road through the village of Kentford. On reaching the traffic lights, turn left onto the A1304 to Newmarket. At the roundabout take the third exit onto Fordham Road, then the second left onto Fred Archer Way/B1103. Continue straight over the next roundabout and for a further half a mile on Exning Road where the property will be found on the right hand side.

For those using the What3Words app: /// grapevine.lyricism.edgy



28 Exning Road, Newmarket

Approximate Gross Internal Area = 152.0 sq m / 1636 sq ft

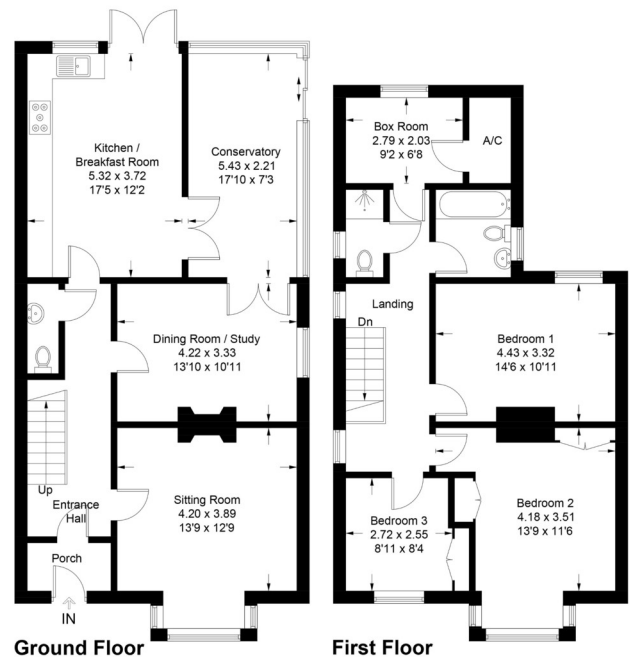


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