



**Mallard Way, Exning CB8 7FS**

**Guide Price £550,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

# Mallard Way, Exning CB8 7FS

A superb modern and detached family home standing within a sought after residential area and located within striking distance of a highly regarded primary school.

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.

This impressive property has been cleverly designed to offer sizeable rooms arranged over three floors, accommodation includes entrance hall, sitting room, living room, kitchen/dining room, cloakroom, five bedrooms (ensuite to master) and two bathrooms.

Externally the property offers a fully enclosed rear garden, extensive driveway and double garage.

Rarely available, viewing recommended.

## Entrance Hall

Generous entrance hall with tiled flooring. Radiator. Doors leading to the dining room, living room, family room and cloakroom. Stairs leading to the first floor landing.

## Kitchen

10'0" x 9'8"

Contemporary range of eye and base level cupboards and storage drawers with composite worktop over. Stainless steel sink and drainer with mixer tap over. Integrated AEG double oven with gas hob and stainless steel extractor above. Integrated fridge/freezer, dishwasher and washing machine. Tiled flooring leading through to the dining room. Window to the rear aspect.

## Dining Room

15'5" x 9'10"

Generous, beautifully presented dining room with tiled flooring, open plan leading to the kitchen. Radiators. Window to the rear aspect. French doors leading to the rear garden. Door leading to the entrance hall.

## Living Room

17'1" x 11'4"

Well presented with a bay window to the front aspect. Feature fireplace with white surround and mantel. Radiator. Door leading to the entrance hall.

## Family Room

11'3" x 9'10"

Well presented family room with a bay window to the front aspect. Tiled flooring. Radiator. Door leading to the entrance hall.

## Cloakroom

With contemporary white suite comprising low level W.C. and pedestal handbasin with mixer tap over. Radiator. Attractively tiled. Door leading to the entrance hall.

## First Floor Landing

Generous landing with doors leading to four of the bedrooms and family bathroom. airing cupboard and built-in storage cupboard. Stairs leading to the entrance hall and Master bedroom.

## Bedroom 2

14'6" x 10'0"

Spacious bedroom with window to the rear aspect. Radiator. Doors leading to the 'jack & jill' bathroom and landing.

## Bedroom 3

11'5" x 10'2"

Spacious bedroom with window to the rear aspect. Built-in storage cupboard. Radiator. Doors leading to the 'jack & jill' bathroom and landing.

## Bedroom 4

9'8" x 8'11"

Well proportioned bedroom with window to the front aspect. Radiator. Door leading to the landing.

## Bedroom 5

9'10" x 8'11"

Well proportioned bedroom with window to the front aspect. Radiator. Door leading to the landing.

## Jack & Jill Bathroom

Contemporary white suite comprising low level W.C., pedestal handbasin with mixer tap over and generous walk-in shower. Attractively tiled to wet areas. LVT wood flooring. Doors leading to bedrooms 2 and 3.

## Family Bathroom

Contemporary white suite comprising low level W.C., pedestal handbasin with mixer tap over and panelled bath. Attractively tiled to wet areas. LVT wood flooring. Door leading to the landing.

## Master Bedroom

27'5" x 18'4"

Expansive bedroom with dual dormer windows to the front aspect and a further velux window. Built-in spacious storage cupboard. Doors leading to the en suite. Access hatch to the loft space. Stairs leading to the first floor landing.

## En Suite

Contemporary white suite comprising low level W.C., pedestal handbasin with mixer tap over, panelled bath and walk-in shower cubicle. Ladder radiator. Attractively tiled to wet areas. LVT wood flooring. Velux window. Door leading to the Master bedroom.

## Garage

19'8" x 19'4"

With dual up and over doors leading to the driveway. Pedestrian door leading to the rear garden.

## Outside - Front

With pretty established shrub planting to the boundary. Lawned areas with central pathway leading to the front door with storm porch over. Expansive driveway leading to the double garage, providing ample off road parking. Access gate to the rear garden.

## Outside - Rear

Spacious family garden with patio area to the rear of the house with French doors leading to the dining room/kitchen. Laid to lawn with attractively planted borders with established shrubbery. A decked area to the rear of the garden providing a pleasant seating area. Access gate to the front. Pedestrian door to the garage.

## PROPERTY INFORMATION

EPC - B

Tenure - Freehold

Council Tax Band - F (West Suffolk)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 172 SQM

Parking - Double Garage & Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available, 1000Mbps download, 100Mbps 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.

**Approximate Gross Internal Area 1888 sq ft - 175 sq m  
(Excluding Garage)**

Ground Floor Area 701 sq ft - 65 sq m  
First Floor Area 678 sq ft - 63 sq m  
Second Floor Area 509 sq ft - 47 sq m  
Garage Area 382 sq ft - 35 sq m



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.



- **Substantial Detached House**
- **Open Plan Kitchen/Dining Room**
- **Charming Living Room**
- **Family Room**
- **Master Bedroom with En Suite**
- **Four Further Bedrooms**
- **Two Further Bathrooms**
- **Well Maintained Family Garden**
- **Double Garage & Driveway**
- **Viewing Highly Recommended**



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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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