



Exning Road, Newmarket, Suffolk

Pocock + Shaw

165 Exning Road
Newmarket
Suffolk
CB8 0AY

A beautifully presented 4 bedroom period terraced home, sympathetically extended and upgraded with outstanding accommodation arranged over 3 floors. The property benefits from 2 reception rooms and a well equipped fitted kitchen, a large single and 3 double bedrooms including a generous second floor main bedroom and shower room. Additional features include delightful gardens and off road parking for 2 vehicles.

Guide Price £350,000



Location Newmarket is renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both around 13 miles from Newmarket.

Accommodation

Entrance hall with a door leading to;

Inner hallway with wood effect flooring.

Boot room with a window to the rear aspect.

Dining room with a feature fireplace with a cast iron grate and surround, recessed storage, wood effect flooring.

Living room with a fireplace recess with tiled hearth and timber mantle.

Kitchen with a recently installed well equipped Wren kitchen with a range of contemporary base and wall units, worktops with an inset sink and drainer, eye level oven and grill, 4 ring induction hob with an extractor hood over, range of integrated appliances comprising a fridge and freezer, dishwasher and washing machine, wine fridge, bin cupboard and corner carousel cupboards, recessed ceiling lighting, double aspect windows and a half glazed door to the side.

Side lobby accessed via the kitchen with stairs leading to the first floor and a half glazed door leading to the garden.

First floor landing with stairs leading to the 2nd floor

Bedroom 2 with a built in wardrobe.

Bedroom 3 with a built in wardrobe.

Bedroom 4

Bathroom with a recently fitted modern suite comprising a corner bath, walk in shower cubicle, hand basin and low level WC, cupboard housing a gas fired combination boiler, wood effect flooring.

Second floor landing with a window to the rear aspect.

Bedroom 1 a superb double aspect room with a Velux window to the front and a casement window to the rear, part sloping ceilings with restricted headroom including to a walk in wardrobe, eaves storage, recessed ceiling lighting.

Shower room with a walk in shower, hand basin and low level WC.

Outside To the front is a small area of garden with a low level wall, shrubs and slate shingles.

To the rear of the property is a delightful south-west facing garden with a lawn with established shrubs and flower borders and a paved patio and seating area. A rear gated access leads to a private parking area with space for 2 vehicles.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

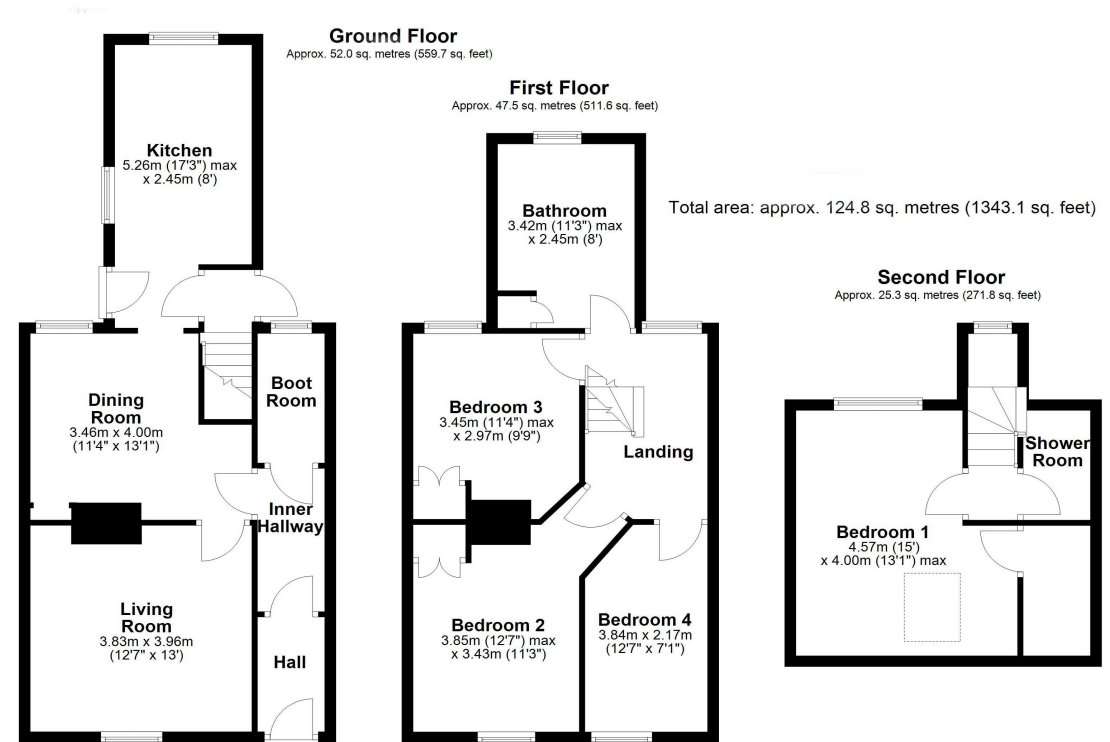
Internet connection, basic: 15Mbps, Superfast 80 Mbps
Ultrafast: 570Mbps.

Mobile phone coverage by the four major carriers available. EPC: TBC

Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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