

THE
**Mortimer
& Gausden**
PARTNERSHIP



95 Glebe Drive,
Exning, CB8 7FQ

Guide Price
£480,000

Superb New Home, Ideal For Families!

This stylish four-bedroom detached home blends open-plan living with flexible private spaces. The Mayfair features a bright kitchen, breakfast and family area at the heart of the home, complemented by a separate living room and a formal dining space.

Upstairs, you will find four sizeable double bedrooms. Bedroom one supports fitted storage and a contemporary en-suite, complete with walk-in shower, wc and basin. Bedrooms two and four also support fitted storage. Bedroom three is a sizeable double overlooking the rear of the property.

Four piece family bathroom.

Private driveway with single garage and side access from the mostly laid to lawn rear garden.

- NEW HOME!
- Accredited Developer: Charles Church
- Four Double Bedrooms
- En-Suite, Family Bathroom & Cloakroom
- Private Driveway Plus Single Garage
- Large Kitchen-Diner, Overlooking Rear Garden
- 10 Year NHBC Warranty
- A Truly Must See Home!



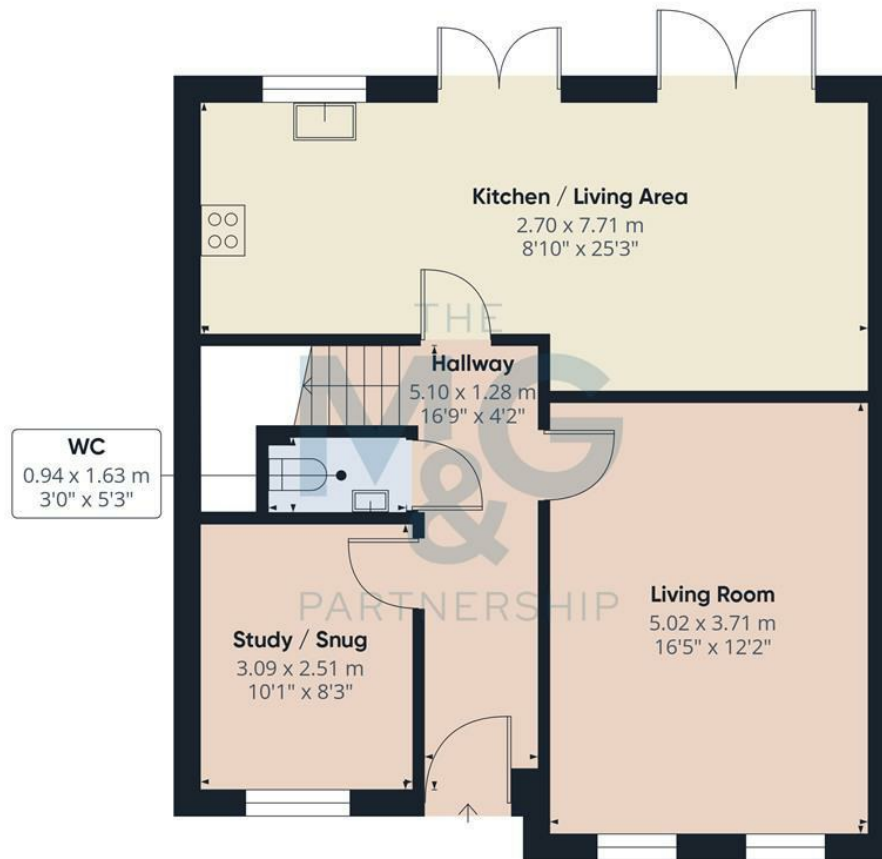
Additional Information

Tenure: Freehold

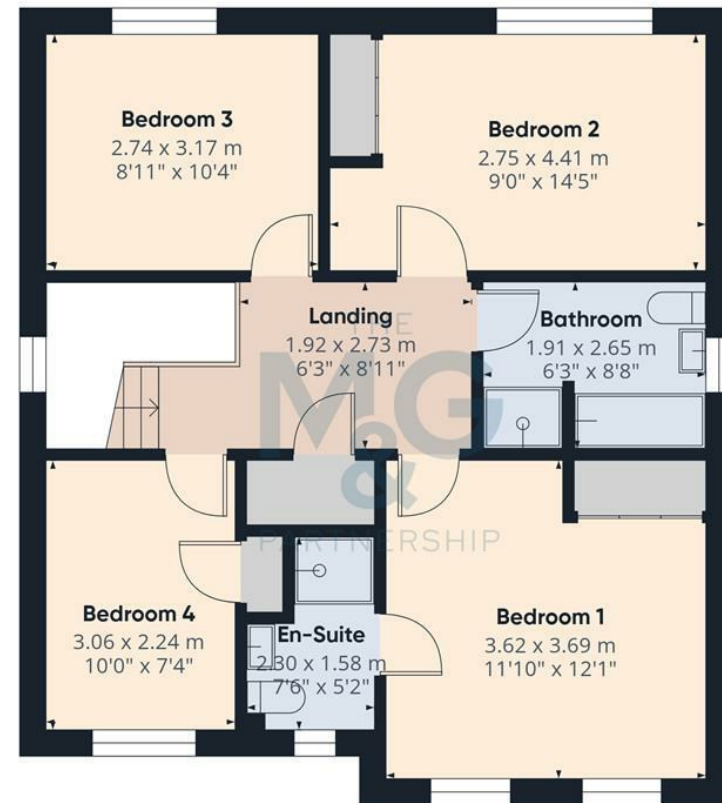
Annual service charge amount (£): 179

Council tax band: Not made available by local authority until post-occupation





Floor 0



Floor 1

Please Note: These details have been carefully prepared in accordance with the Sellers instructions, however their accuracy is not guaranteed. Measurements are approximate and where floor plans have been included, they serve purely as a guide to general layout and should not be used for any other purpose. The photographs displayed are also for promotional purposes only, and do not indicate the availability to purchase any of the fixtures and fittings. We have not tested any services or appliances, and potential purchasers should make their own enquiries to ensure that they are of a satisfactory working standard. Important: No person in the employment of Mortimer & Gausden Limited has any authority or ability to make or give warranty or representation whatsoever in relation to this property. If you are in any doubt as to the correctness of any of the content contained in either these details, our advertising or website, please contact our offices immediately.

The Mortimer & Gausden Partnership is a trading name of Mortimer & Gausden Ltd.

mail@mortimerandgausden.co.uk
www.mortimerandgausden.co.uk
7 Langton Place, Bury St. Edmunds, Suffolk. IP33 1NE

01284 755526