



**83 Chapel Street,
Exning**

**DAVID
BURR**



83 Chapel Street, Exning, CB8 7HB

Exning is a delightful village situated approximately 3 miles from the historic racing town of Newmarket. This popular village offers an array of amenities to include a primary school, several public houses, post office and local shops. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

A superb Victorian cottage, ideally positioned close to local amenities in the ever-popular village of Exning. Deceptively spacious throughout, the property offers well-balanced accommodation, including a charming living room, an impressive open-plan kitchen/dining area, three bedrooms, and a family bathroom. Externally, the property benefits from a wonderfully long rear garden, predominantly laid to lawn, with a variety of seating areas ideal for both relaxing and entertaining.

A spacious Victorian cottage, ideally located in popular Exning with easy access to local amenities.

Ground Floor

LIVING ROOM Positioned to the front aspect with a window to the front, featuring an exposed brick fireplace with brick hearth, creating a characterful focal point.

KITCHEN / DINING ROOM A fantastic open-plan space fitted with a range of eye and base level units with wooden worktop surfaces over. Built-in double oven with five-ring gas hob and extractor hood above. Integrated appliances include dishwasher, full-length fridge and freezer, and washing machine. Inset ceramic one and a quarter sink with drainer. Breakfast bar as well as ample space for a dining table and chairs. The dining area benefits from skylights, a window to the rear aspect, and French doors leading out to the garden, creating an abundance of natural light.

First Floor

BEDROOM 1 Double bedroom with window to the front aspect and a decorative cast iron feature fireplace.

BEDROOM 2 Double bedroom with window to the rear aspect.

BEDROOM 3 Single bedroom with window to the front aspect, ideal as a child's bedroom or home office.

BATHROOM Suite comprising bath with shower over, WC, and wash hand basin. Built-in storage cupboards, one housing the gas boiler. Window to the rear aspect and decorative tiled flooring.

Outside

A fantastic long rear garden with a patio area immediately to the rear, ideal for outdoor seating, with steps leading to a second patio area. Predominantly laid to lawn with borders containing flowers, shrubs, and small trees. Two storage sheds and a raised decking area to the rear, perfect for outdoor dining and entertaining, enjoying a pleasant outlook back towards the property.

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SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND B. (£1,754.79 per annum)

EPC C.

TENURE Freehold.

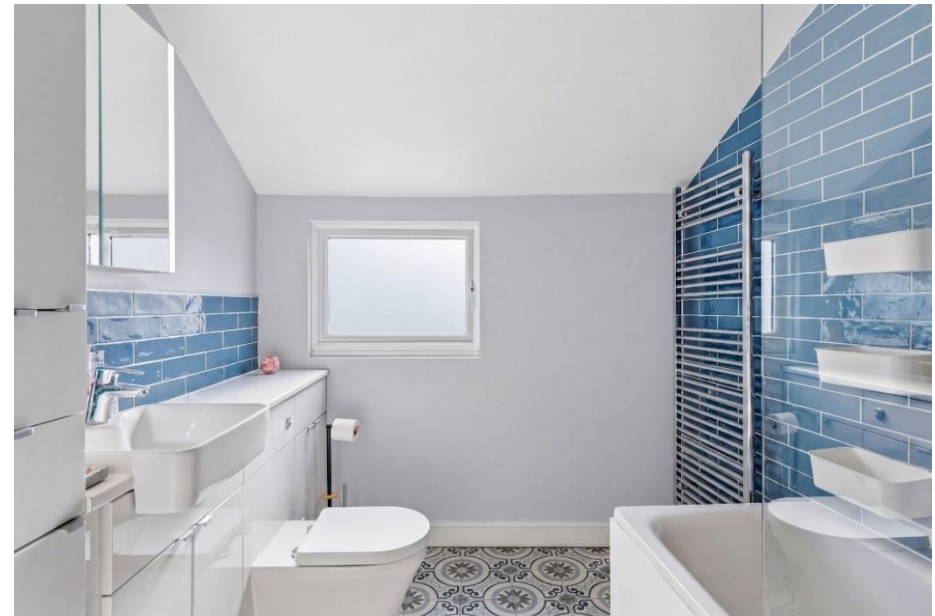
CONSTRUCTION TYPE Brick construction under tiled roof.

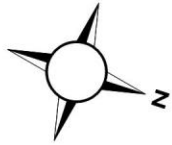
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS long.films.grudging

VIEWING Strictly by prior appointment only through DAVID BURR.

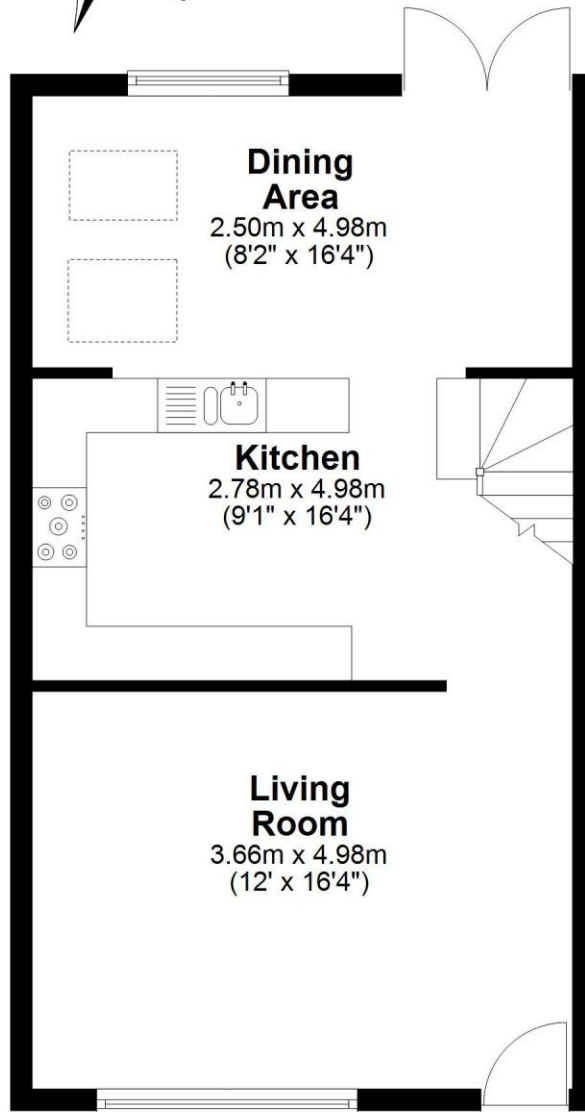
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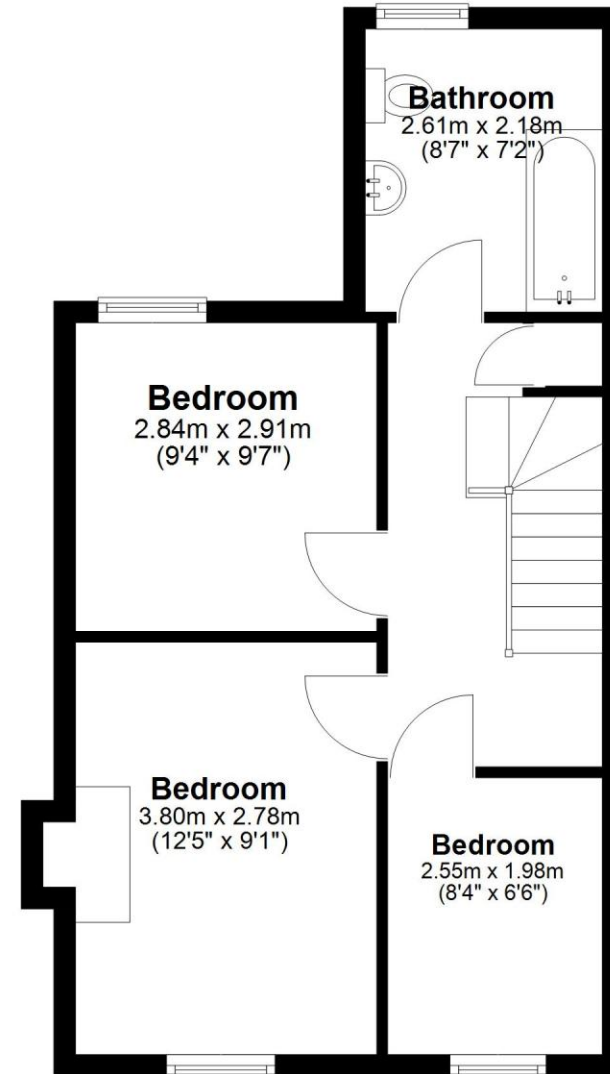
Ground Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Chapel Street

