



3 Glebe Drive
Exning

**DAVID
BURR**



3 Glebe Drive, Exning, Suffolk CB8 7FQ

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 an Ofsted rated outstanding primary school, several public houses, post office, local shops and parks. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

A particularly well-presented and abundantly improved four-bedroom detached house measuring in excess of 1,500 sq.ft of accommodation on the outskirts of this popular Suffolk village. The spacious accommodation offers an entrance hall, two reception rooms, kitchen/dining room, an extended utility room, cloakroom, four double bedrooms and two bathrooms. Externally boasting ample driveway parking, a detached double garage and a well-presented and landscaped gardens. Available now.

A spacious and well-presented four-bedroom detached house with a large driveway and double garage in Exning.

ENTRANCE HALL Door and window to front aspect, tiled floor, understairs storage and stairs rising to the first floor.

SITTING ROOM Window to front aspect.

STUDY Window to front aspect.

KITCHEN / DINING ROOM A stylishly fitted kitchen with fitted units and drawers with stone worktops over and an inset double sink and drainer. Integrated appliances include an oven, hob, dishwasher and fridge-freezer. Tiled floor, ample dining space, window to rear aspect and two sets of French doors leading to the rear garden terrace.

UTILITY ROOM Cleverly extended to an 'L' shape with fitted units and worktops over with an inset butler sink. Space and plumbing for appliances, two windows to side aspect and a door leading to the rear garden.

CLOAKROOM Extensively tiled with a wash hand basin and WC.

First Floor

LANDING Two fitted storage cupboards and loft access.

MASTER BEDROOM Window to front aspect, fitted wardrobes and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and window to front aspect.

BEDROOM 2 Window to front aspect.

BEDROOM 3 Fitted wardrobe and window to rear aspect.

BEDROOM 4 Window to rear aspect and fitted wardrobes.

BATHROOM Extensively tiled with a shower cubicle, bath, wash hand basin, heated towel rail, WC and window to rear aspect.

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Outside

The front garden is mainly paved and gravelled with well-manicured hedging and shrubs. The large paved driveway provides parking for several vehicles and access to the **DETACHED DOUBLE GARAGE** with recently installed an electric roller door. The rear garden has been extensively improved and impressively landscaped to offer multiple seating areas and a wonderful selection of established shrubs, trees and plants.

SERVICES Gas fired central heating. Mains gas, water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND E.

WHAT3WORDS profiled.intelligible.frames

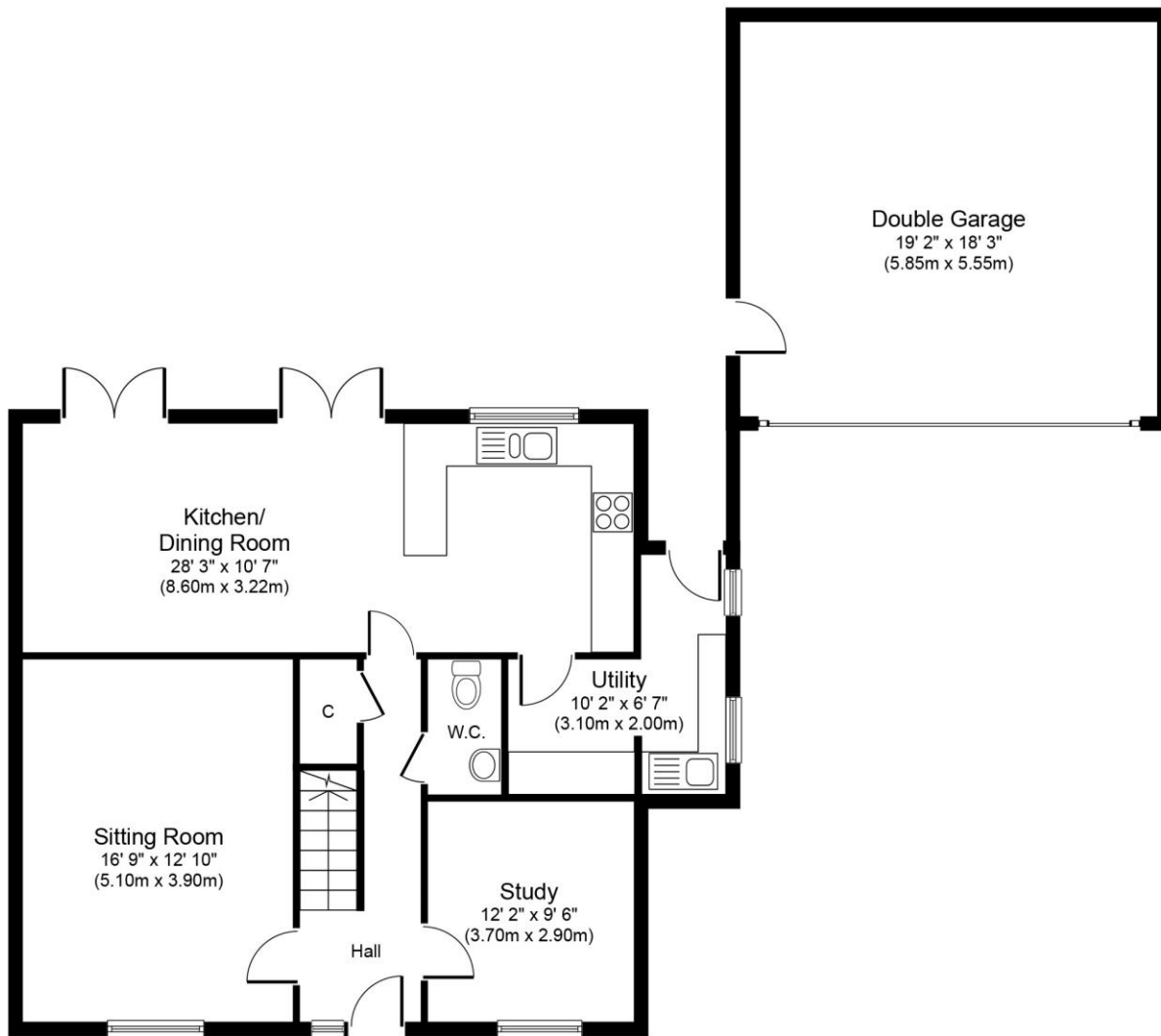
EPC B.

VIEWING by prior appointment only through David Burr estate agents.

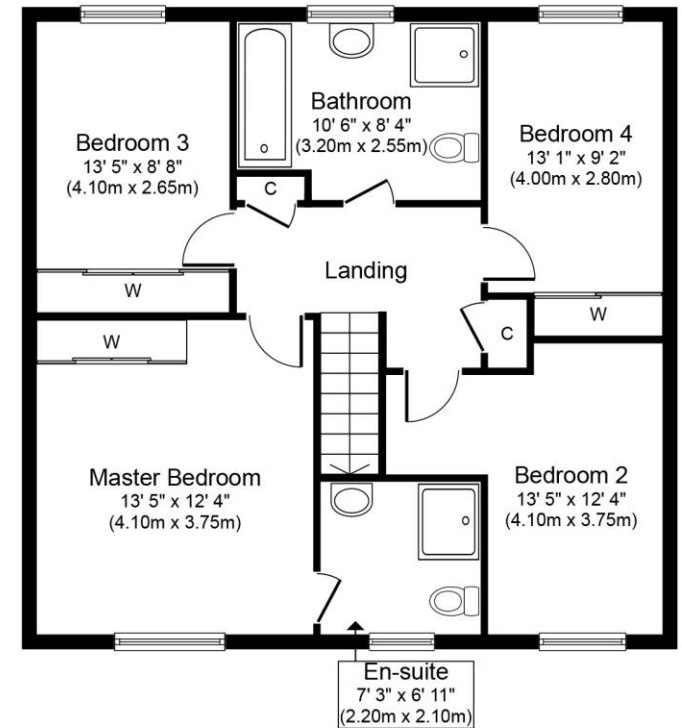
TENANT INFORMATION A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

MANAGEMENT The property is managed by David Burr estate agents.





Ground Floor
Approximate Floor Area
1,177 sq. ft.
(109.3 sq. m.)



First Floor
Approximate Floor Area
779 sq. ft.
(72.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

