



Plover Place, Exning, CB8 7FT

CHEFFINS

Plover Place

Exning,
CB8 7FT

3 2 1

Offers In The Region Of

- Modern Town House
- 3 Double Bedrooms
- Family Bathroom & Ensuite
- Smart Nest Heating Control
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Garage & Driveway
- NO CHAIN
- Furnishings Included In Sale Price

A modern well-presented semi-detached town house situated in a quiet cul-de-sac in the popular village of Exning. The property is offered with NO CHAIN and the accommodation includes a living room, a kitchen/breakfast room with French doors into the rear garden, 2 bedrooms and a family bathroom on the first floor and a primary bedroom with en-suite on the top floor. Outside, the home benefits from an enclosed rear garden, a garage and driveway providing off-road parking.





LOCATION

EXNING is a delightful village 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). There is a primary school, several public houses, a post office and local shops. Supermarket and high-street shops are located in nearby Newmarket, and sports facilities in both Newmarket and Burwell.

ENTRANCE PORCH

with entrance door and door through to;

LIVING ROOM

with a fitted storage unit, under stairs storage cupboard and a window to the front aspect.

INNER HALL

with stairs leading to the first floor.

CLOAKROOM

with a low level WC, wash hand basin, extractor fan.

KITCHEN/BREAKFAST ROOM

with a range of wall and base cupboard with worktop surfaces over, inset sink, built in oven, 4 ring gas hob with extractor hood over, space and plumbing for washing machine, tiled flooring, radiator, window to the rear aspect and French doors leading to the rear garden.

FIRST FLOOR**LANDING**

with stairs leading to the second floor.

BEDROOM 2

A double bedroom with fitted wardrobes, storage and desk unit, 2 windows to the front aspect and a radiator.

BEDROOM 3

A double bedroom with a window to the rear aspect and a radiator.

BATHROOM

with a side panel bath, wash hand basin, low level WC, heated towel rail, part tiled walls, tile effect flooring, extractor fan, window to the side aspect.

SECOND FLOOR**LANDING**

with built in cupboard.

BEDROOM 1

A double bedroom with fitted shelving, wardrobe, window to the front aspect, radiator and access to the boarded loft space.

ENSUITE SHOWER ROOM

with a shower cubicle, wash hand basin, low level WC, heated towel rail, part tiled walls, tiled effect flooring, extractor fan, Velux window to the rear aspect.

OUTSIDE

To the rear of the property is a laid to lawn garden with a gravelled seating area, outside tap and side gate access.

To the front of the property is a lawned area with a path leading to the entrance door.

GARAGE

with an up and over door, power and light.

Driveway parking for 2 cars, EV Charging point.

SALES AGENTS NOTES

The furnishings currently in the property such as the sofa, fridge, washing machine, desk and wardrobes are included in the guide price.

For more information on this property, please refer to the Material Information Brochure on our website.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Offers In The Region Of £335,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - West Suffolk





TOTAL FLOOR AREA: 923 sq.ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

