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Residential sales, lettings & management



71 Burwell Road,
Exning
Newmarket, CB8 7DU

A detached and extended modern four bedroom house with a generous sized garden and pleasantly situated overlooking an open green to the front.

Guide Price: £425,000
EPC: E



The village of Exning lies approximately 1½ miles north of Newmarket and immediately adjoins the town boundary. Exning offers a good range of facilities including shops, primary school and garage. Further facilities can be found in the nearby village of Burwell. There is particularly good access to the A14 dual carriageway which inter-connects with many of the regions principal traffic routes and provides good access to both the University City of Cambridge and Bury St Edmunds. There is a regular train service from Newmarket to Cambridge into London Liverpool Street and King's Cross Stations.

This detached family house offers deceptive well arranged accommodation comprising of an entrance hall, L shaped sitting room, fitted farmhouse style kitchen opening to a large dining/family room, cloakroom and utility room. On the first floor there are four bedrooms and a bathroom.

Outside the house enjoys a large rear garden, garage and ample off road parking.

With the benefit of a gas fired radiator heating system in detail the accommodation includes:-

Ground Floor

Entrance Hall

With an entrance door having glazed panels either side parquet floor, double radiator, stairs to the first floor, understairs cupboard, additional storage cupboard.

Cloakroom

With a window to front (looking into the front cupboard), fitted with a two piece suite comprising of a wash hand basin with cupboard under, low-level WC, extractor fan, tiled splashback, radiator.

Sitting Room 5.34m (17'6") x 4.88m (16') max
With a window to the front, two double radiators, parquet flooring, sliding patio doors to the garden and door to the Family room.

Kitchen 3.76m (12'4") x 3.41m (11'2")
Fitted with a matching range of base and eye level units with solid worktop space over, plate rack, twin bowl stainless steel sink unit with mixer tap and tiled splashbacks, integrated fridge/freezer, plumbing for a dishwasher, space for range cooker with extractor hood over, double radiator, tiled flooring, recessed ceiling spotlights, open plan to:

Family/Dining Room 5.13m (16'10") x 3.71m (12'2")

With two windows to the rear and overlooking the garden, two double radiators, recessed ceiling spotlights, door to the garden.

Utility Room 3.59m (11'9") x 2.62m (8'7")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for tumble dryer, window to the rear, double radiator, part glazed door to the garden.

First Floor

Landing With a window to the front, radiator, access to the loft space, airing cupboard with gas fired boiler and hot water tank.

Bedroom 1 3.40m (11'2") x 3.23m (10'7")
With a window to the rear, radiator.

Bedroom 2 3.43m (11'3") x 2.73m (8'11")
With a window to the rear, double radiator.

Bedroom 3 3.43m (11'3") x 2.46m (8'1")
With a window to the rear, radiator.



Bedroom 4 2.48m (8'1") x 2.04m (6'8")

With a window to the front, radiator.

Bathroom

Fitted with a three piece suite comprising of a bath with independent shower over and glass screen, wash hand basin with cupboard under, low-level WC, extractor fan, window to the front, heated towel rail, tiled flooring, recessed ceiling spotlights.

Outside

The property is set behind a front garden laid to lawn with drive to one side providing ample off road parking.

Garage 4.94m (16'3") x 2.73m (8'11")

With an up and over door, light and power supply.

The rear garden is about 24 meters long and is laid to lawn with screen fencing, shrubs, an ornamental tree, patio area, stepping stone path and side path with gate to the front.

Tenure

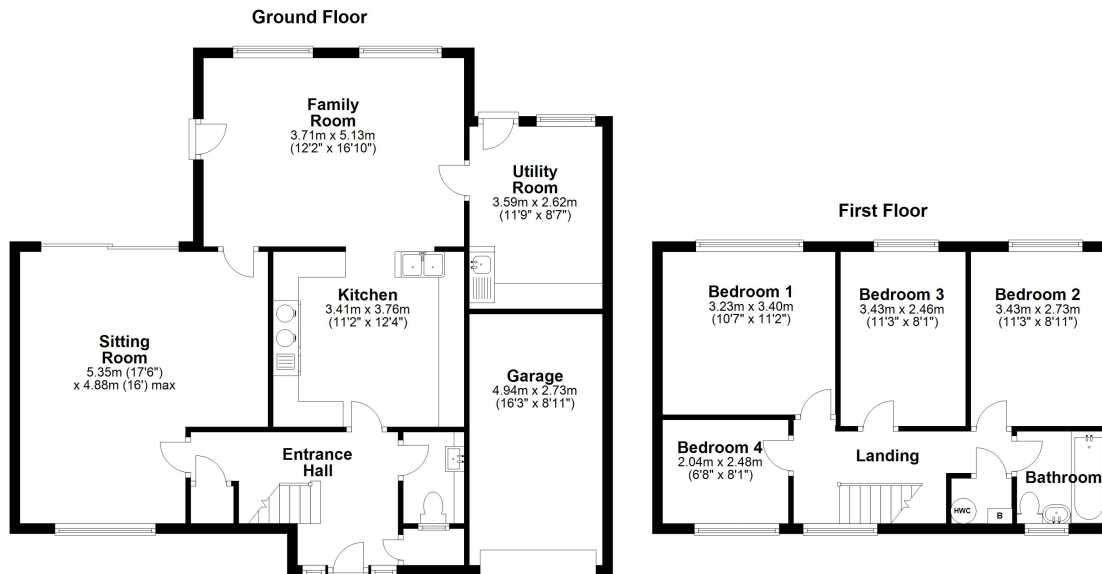
The property is Freehold.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: D West Suffolk District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



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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