



Burwell Road, Exning

Pocock + Shaw

Burwell Road  
Exning  
Newmarket  
Suffolk  
CB8 7EY

Pocock + Shaw are delighted to bring to the market this three bedroom family home on the outskirts of Exning.

£260,000

Three Bedrooms  
Off Road Parking  
Large Garden  
Gas Central Heating  
Garden Room  
Workshop



Pocock + Shaw are delighted to bring to the market this three bedroom family home on the outskirts of Exning.

Exning lies immediately to the north of Newmarket town boundary and offers a range of facilities including shops, nursery school, primary school, post office, public houses together with a regular bus service. There is easy access to the A14 dual carriageway which interconnects with many of the region's principal traffic routes with Cambridge and Bury St Edmunds both some 13 miles distant.

This semi detached family house enjoys accommodation of good proportions and together with its good sized garden offers a tremendous opportunity to extend and enhance (subject to the necessary consents).

#### Ground Floor

##### Entrance Hall

With a staircase to the first floor and entrance to the lounge.

##### Lounge 3.94m (12'11") x 3.54m (11'7")

With windows to the front, fireplace with a stone fire surround and hearth, picture rails, radiator.

##### Kitchen 3.08m (10'1") x 4.60m (15'1")

Fitted with a range of base and eye level units with worktop space over, ceramic sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, gas oven, six ring gas hob, radiator with lino flooring.

Garden Room 1.75m (5'9") x 2.71m (8'11")  
With doors to the garden.

Bathroom 1.75m (5'9") x 1.79m (5'10")  
With a three piece suite including WC, bath with shower over, pedestal sink.

#### First Floor

Bedroom 1 3.94m (12'11") x 4.18m (13'8")  
With a windows to the front aspect, picture rails, radiator, wood flooring.

Bedroom 2 3.78m (12'5") x 2.64m (8'8")  
With a window to the rear aspect, picture rails, radiator.

Bedroom 3 2.80m (9'2") x 2.36m (7'9")  
With a window to the rear aspect, picture rails, radiator.

#### Outside

With off road parking to the front, side access to the rear garden, large workshop.

#### Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is not at risk of flooding.

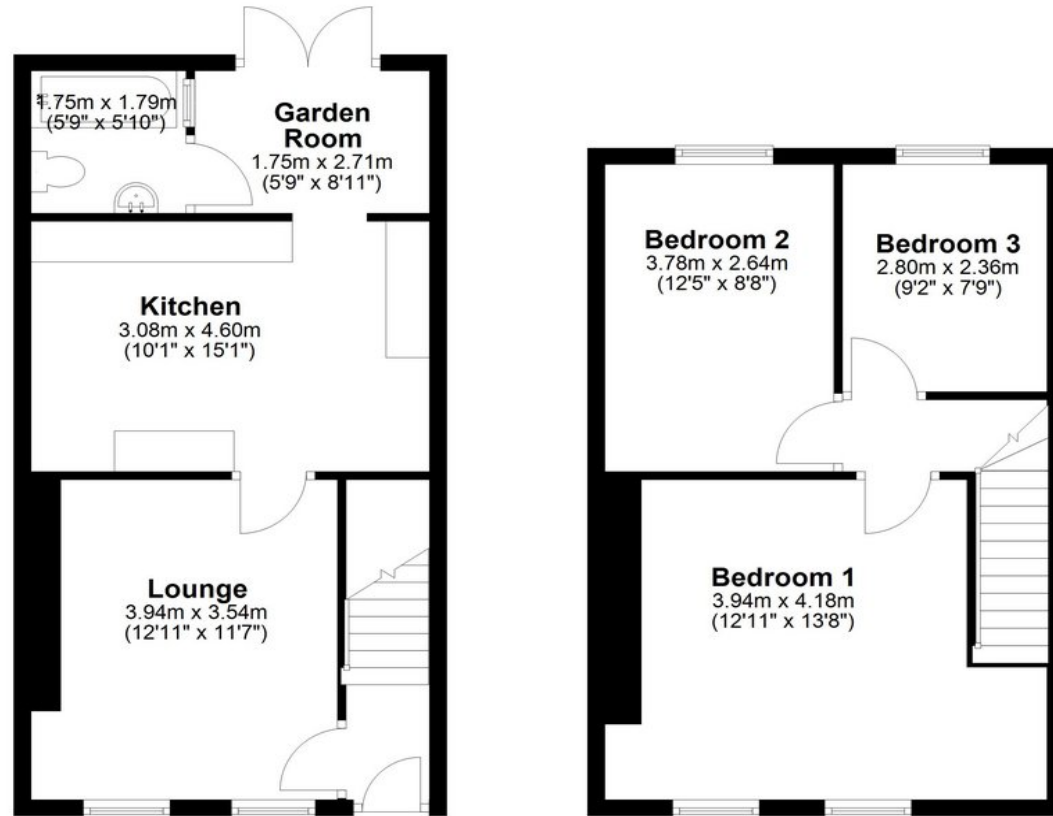
Council Tax Band: B West Suffolk District Council  
EPC Rating: D

Viewing: Strictly by prior arrangement with Pocock + Shaw.



## Ground Floor

Approx. 81.2 sq. metres (873.6 sq. feet)



Total area: approx. 81.2 sq. metres (873.6 sq. feet)

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

59 High Street, Burwell, Cambs, CB25 0HD  
01638 668284 burwell@pocock.co.uk www.pocock.co.uk

