



Mallard Way, Exning

Pocock + Shaw

18 Mallard Way
Exning
Suffolk
CB8 7FS

A beautifully presented 3 bedroom end terraced home forming part of a modern development. Benefitting from open plan fitted kitchen/dining room, and ground floor cloakroom, plus master bedroom with an ensuite. An enclosed rear garden and allocated parking adjoins the property. EPC: B

Asking Price £295,000



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.

Forming part of a prestigious development this superb modern end of terrace house offers well planned, light and airy accommodation over two floors. The development is situated on the edge of this popular and well served village and offers wide open spaces, meadow walks, attractive views and a children's playground. Outside the property has 2 parking spaces at the front, an enclosed garden with patio area a timber shed and pathway surround.

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

Ground Floor

Hall

With an entrance door, radiator, stairs to first floor.

Cloakroom

Fitted with a two piece suite comprising of a wash hand basin and low level WC, with a window to the front, radiator.

Sitting Room 4.37m (14'4") max x 3.73m (12'3")

With a window to the front aspect, radiator, TV point, carpet flooring, understairs storage cupboard.

Kitchen/Dining room 4.68m (15'4") x 2.73m (9')

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 stainless steel sink with mixer tap, integrated dishwasher,

space for washing machine and fridge/freezer, fitted oven, four ring gas hob with extractor hood over, with a window to the rear aspect, radiator and a pair of French doors leading to the rear garden.

First Floor

Landing

Airing cupboard with wooden shelving, access to loft space.

Bedroom 1 3.70m (12'2") x 2.90m (9'6") plus 0.37m (1'2") x 0.37m (1'2")

With a window to the front aspect, wardrobe, radiator.

En-suite

Fitted with a three piece suite comprising of a shower enclosure with glass screen, hand wash basin and low level WC, with a window to the front, radiator, extractor fan.

Bedroom 2 2.84m (9'4") x 2.35m (7'9")

With a window to the rear aspect, Window to rear, radiator.

Bedroom 3 2.35m (7'9") x 1.80m (5'11")

With a window to the rear aspect, radiator.

Family Bathroom

Fitted with a three piece suite comprising of a bath with shower over and glass screen, pedestal hand wash basin and low level WC, with a window to side, radiator, extractor fan.

Outside

With a pathway to the front door and allocated parking for 2 vehicles. There is a side gate leading to the rear garden area and a pathway to the patio area, timber fencing enclose the garden which is laid mainly to lawn and a useful timber shed.



Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in an conservation area.

The property is in a low flood risk area.

Council Tax Band: B

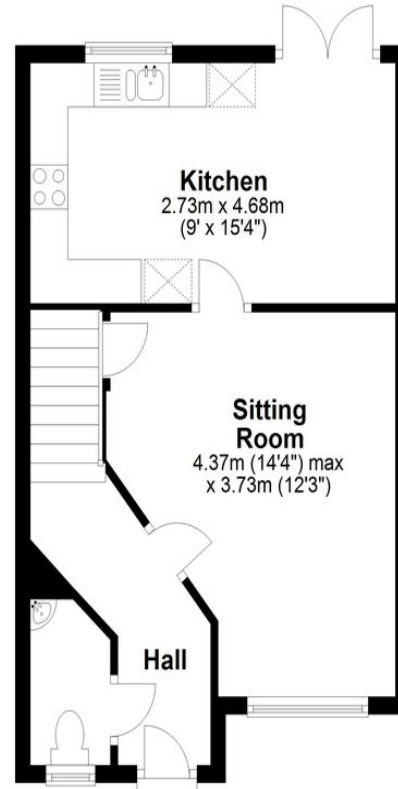
Forest Heath District Council

Viewing: Strictly by prior arrangement with
Pocock + Shaw. KS



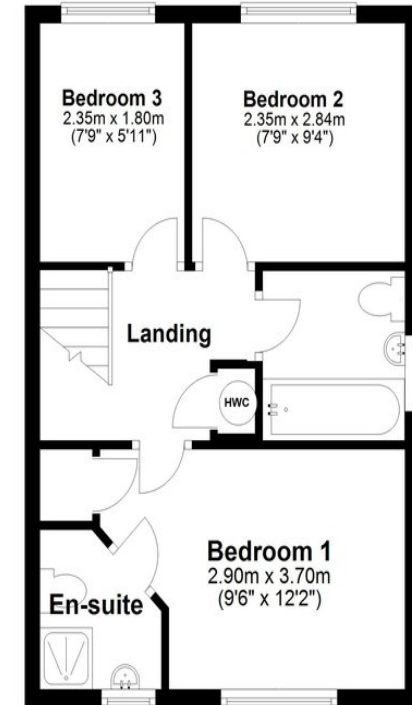
Ground Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 71.2 sq. metres (766.7 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

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