

pocock & shaw

Residential sales, lettings & management



63 Exning Road
Newmarket
Suffolk
CB8 0EA

An established end terraced family home with three good sized bedrooms, a lovely enclosed rear garden and a detached garage plus parking. Conveniently situated just to the north of the town centre.

EPC:D

Guide Price: £305,000



Newmarket renowned as the British Headquarters of horse racing offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, an open-air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the region's principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

A well presented end of terrace family home with three bedrooms, situated in a popular residential development north of the town centre and within striking distance of schooling, amenities and Leisure facilities. The property benefits from two reception rooms, three good sized bedrooms and first floor bathroom. With a large enclosed rear garden, a detached garage with parking at the rear. With the benefit of a gas fired central heating system, many uPVC double glazed windows and doors, in detail, the accommodation includes:

Ground Floor

Entrance Hall

With an entrance door, a window to the side aspect, stairs leading up to the first, fuse & storage cupboard.

Kitchen

3.22m (10'7") x 2.45m (8'1")
Fitted with a matching base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge and freezer, space for oven, with a window to the rear aspect, window to the side, radiator.

Rear Porch

With an entrance door, window to front aspect, door to rear garden, with a window to the side aspect.

Utility Room 2.79m (9'2") x 2.63m (8'7") max
Useful space for storage/utilities, with a window to the rear aspect.

Store Room

With a window to the side aspect.

Dining Room

3.22m (10'7") x 2.94m (9'8")
With a bow window to the front aspect, radiator, TV aerial and phone points, open plan opening to:

Sitting Room

5.50m (18') x 2.84m (9'4") max
With a window to the front aspect, feature fireplace, door leading to the rear garden, with a window to rear aspect, serving hatch, radiator.

First Floor

Landing

With access to the loft space, airing cupboard with shelving.

Bedroom 1

5.50m (18'1") x 2.84m (9'4") max
A large dual aspect room with window to the front aspect and a window to the rear aspect, feature fireplace, built in storage cupboard, radiator.

Bedroom 2

3.81m (12'6") max x 2.97m (9'9")
With a window to the front aspect, radiator, fitted storage cupboard.

Bedroom 3

3.12m (10'3") x 2.12m (7')
With a window to the rear aspect, radiator, storage cupboard.

Bathroom

Fitted with a matching three piece suite comprising bath with shower over & glass screen, marble effect panelled splashbacks, pedestal wash hand basin, low level WC, with a window to the rear aspect, radiator.



Outside

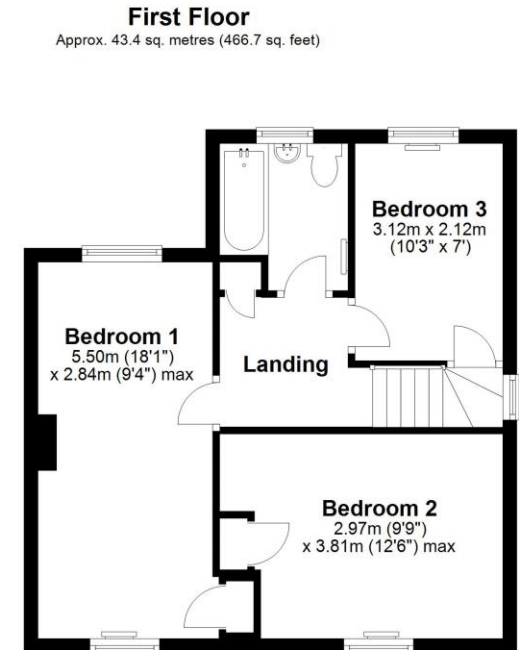
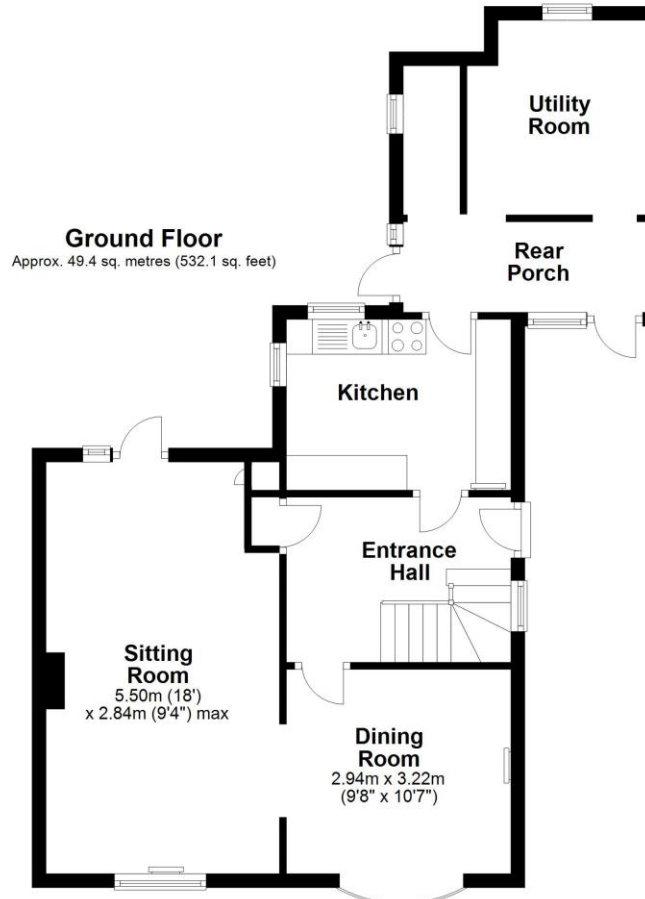
The attractive low maintenance front garden is mainly block paved with an interesting array of ornamental trees, interesting foliage and shrubs. The large, well-tended and well established, fully enclosed rear garden boasts a large patio area, glass greenhouse, wooden shed, detached single garage accessed from the rear via a pair of wooden gates leading to a paved hard standing area providing additional parking for vehicles.

Services

Mains water, gas drainage and electricity are connected.

Council Tax Band: B Forest Heath District Council.

Viewing: Strictly by arrangement with Pocock & Shaw. PBS



Total area: approx. 92.8 sq. metres (998.8 sq. feet)

pocock & shaw
Residential sales, lettings & management

59 High Street, Burwell, Cambridgeshire
Tel: 01638 668 284
Email: burwell@pocock.co.uk www.pocock.co.uk

An independent firm with four local offices and London marketing via the Mayfair Office

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