



**14 Glebe Drive
Exning, Suffolk**

**DAVID
BURR**



14 Glebe Drive, Exning, Suffolk CB8 7FQ

Exning is a delightful village situated approximately 3 miles from the historic racing town of Newmarket. This popular village offers an array of amenities to include a primary school, several public houses, post office and local shops. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

A beautifully presented and impressively spacious five-bedroom detached home situated between the popular villages of Burwell and Exning. The property enjoys modern and high-spec accommodation throughout including an entrance hall, sitting room, kitchen/dining/family room, utility room, cloakroom, a family bathroom and five bedrooms, two of which enjoy en-suites. Externally benefitting from an integral double garage and landscaped front and rear gardens.

A modern and detached family home measuring in excess of 2,100 sq.ft. of accommodation.

ENTRANCE HALL Amtico flooring, stairs rising to the first floor and access into the integral double garage.

SITTING ROOM Two windows to front aspect.

KITCHEN/DINING/FAMILY ROOM Fitted units, Quartz worktops with an inset double sink and drainer. Integrated appliances include a cooker, hob, fridge, freezer and dishwasher. The area is fully open with two sets of French doors leading to the garden and a window to rear.

UTILITY ROOM Fitted units, worktops over and plumbing for appliances. Door to side aspect.

CLOAKROOM Partially tiled with a wash hand basin and WC.

First Floor

LANDING A light and spacious area with two cupboards and a window to front aspect.

MASTER BEDROOM Fitted wardrobe, window to front aspect and as **EN-SUITE**; with tiled walls, shower cubicle, bath, wash hand basin, WC, heated towel rail and window to side aspect.

BEDROOM 2 Window to rear aspect and an **EN-SUITE**; comprising a shower cubicle, wash hand basin, WC and window to side aspect.

BEDROOM 3 Window to rear aspect.

BEDROOM 4 Window to front aspect.

BEDROOM 5 Window to rear aspect.

FAMILY BATHROOM With tiled walls, shower cubicle, bath, wash hand basin, WC and window to front aspect.

Outside

The property is approached via a paved driveway which provides parking for two vehicles and leads to the **INTEGRAL DOUBLE GARAGE**. The front garden is mainly lawned with planted shrubs and plants. The rear garden is south facing and is predominantly lawned with a paved terrace and a number of raised flower beds stocked with mature plants and shrubs.

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SERVICES: Gas fired central heating. Mains water, gas, electricity and drainage. **Note:** None of which have been tested by the agent.

LOCAL AUTHORITY: West Suffolk District Council.

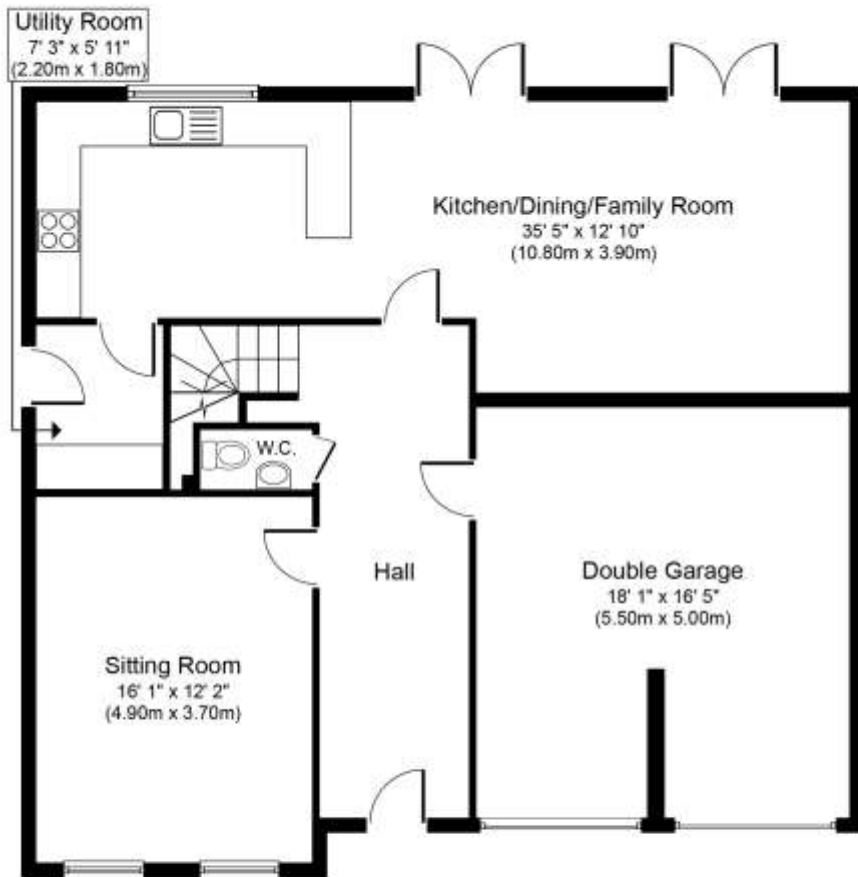
EPC: B.

VIEWING: Strictly by prior appointment only through David Burr.

TENANT INFORMATION: A holding deposit of one week's rent will be required to process an application for a Tenancy.

One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.





Ground Floor
Approximate Floor Area
1,152 sq. ft.
(107.0 sq. m.)



First Floor
Approximate Floor Area
1,012 sq. ft.
(94.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

