



**10 Mallard Way,  
Exning**

**DAVID  
BURR**





# 10 Mallard Way, Exning, CB8 7FS

Just outside the renowned racing town of Newmarket, Exning blends rich heritage with modern convenience. Once linked to Saint Etheldreda, it retains a classic village feel with its parish church, friendly pubs, and strong community. Good local schools, nearby equestrian facilities, and excellent links to Cambridge, Bury St Edmunds, and London make it ideal for families and professionals. Surrounded by open countryside yet well connected, Exning offers uncompromised village living.

Offered for sale with no upward chain, this superb detached family home was constructed in 2017, and features well-proportioned accommodation benefiting from a sitting room, a spacious kitchen/dining room, utility room, three good sized bedrooms, and an en-suite shower room. The property is beautifully presented and comes complete with a single garage and a fully enclosed, good-sized, low-maintenance rear garden, making it ideal for young families or those looking to downsize.

## This immaculate detached three-bedroom house sits in the heart of a popular residential area in the well-served village of Exning, ideally located for easy access to Cambridge.

### Ground Floor

Part-glazed front door with storm canopy leading through to:

**ENTRANCE HALL** With staircase rising to the first floor, wood-effect flooring, an understairs storage cupboard, and door leading through to:

**CLOAKROOM** Comprising low-level WC and wash hand basin, wood-effect flooring, half-tiled walls, and an extractor fan.

**LIVING ROOM 5.03m x 3.48m (16'6" x 11'5")** A light airy reception room with window to the front aspect.

**KITCHEN / DINING ROOM 6.96m x 3.18m (22'10" x 10'5")** Fitted with a range of eye-level and base storage units with working top surfaces over, built-in oven, separate four-ring gas hob with extractor hood over, space and plumbing for a fridge/freezer and dishwasher, inset one-and-a-half stainless-steel sink unit with mixer tap over, ample room for a dining table and chairs, wood-effect flooring, French doors leading to the rear garden, and door through to:

**UTILITY ROOM** Fitted with matching eye-level and base units with working top surface over, built-in storage cupboard, wall-mounted gas-fired boiler, space and plumbing for a washing machine, space for a tumble dryer, wood-effect flooring, and a part-glazed door to the side aspect.

### First Floor

**LANDING** With access to loft space, airing cupboard, and door leading through to:

**MASTER BEDROOM 5.03m x 3.48m (16'6" x 11'5")** With window to the front aspect, built in wardrobes, and door leading through to:

**EN SUITE** With suite comprising shower enclosure, pedestal wash hand basin, and low-level WC; part-tiled walls, extractor fan, and window with obscured glass to the front aspect.

**BEDROOM 2 3.91m x 3.18m (12'10" x 10'5")** With window to the rear aspect and built-in wardrobes.

**BEDROOM 3 3.18m x 3.05m (10'5" x 10'0")** With window to the rear aspect.

**BATHROOM 8'3" x 7'2" (26'2""9'10"" x 22'11""6'6"")** Family bathroom with suite comprising panel bath with mixer tap, pedestal wash hand basin, and low-level WC; part-tiled walls, extractor fan, and window with obscured glass to the side aspect.



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## Outside

**FRONT** Paved pathway to the front door, gated access to the rear garden, and a driveway for at least two vehicles, leading to:

**GARAGE** Single garage with electric door, power, and lighting.

**REAR** Fully enclosed rear garden, predominantly laid to shingle with an artificial lawn area and a generous paved patio area.

**SERVICES** Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND D.** (£2,256.16 per annum)

**EPC B.**

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction under tiled roof.

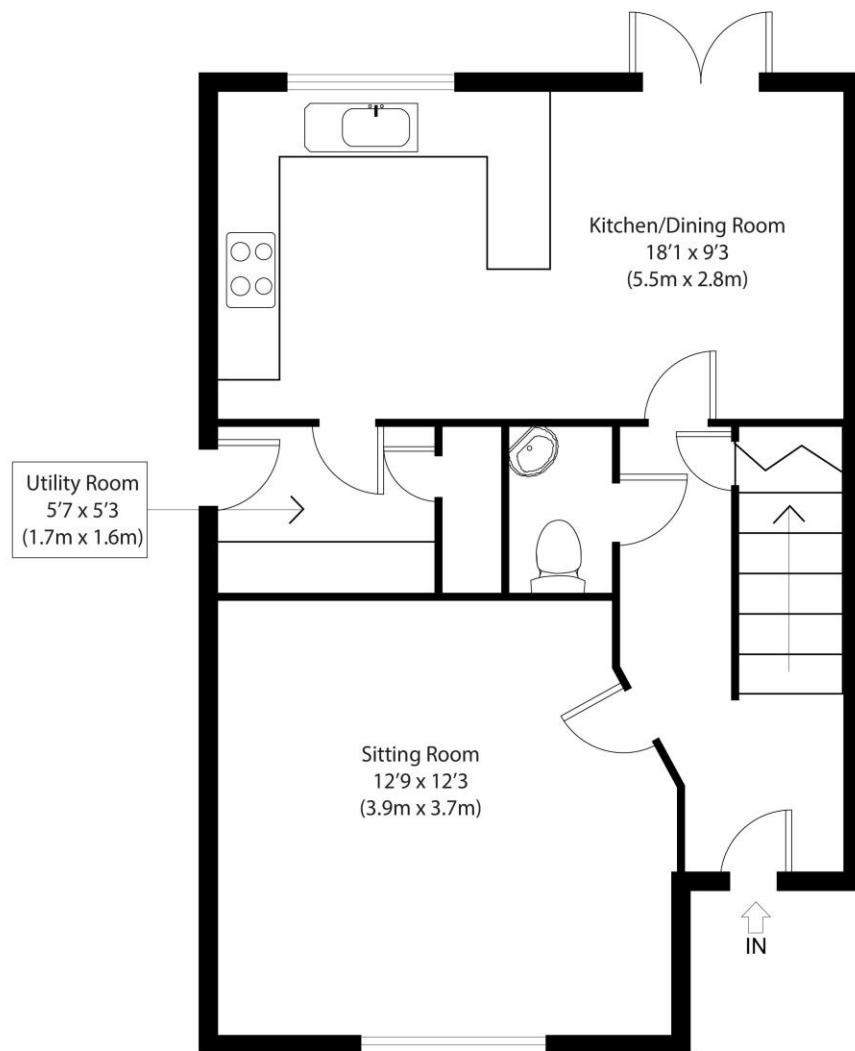
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1000 mbps download, up to 100 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** cornering.darling.widest

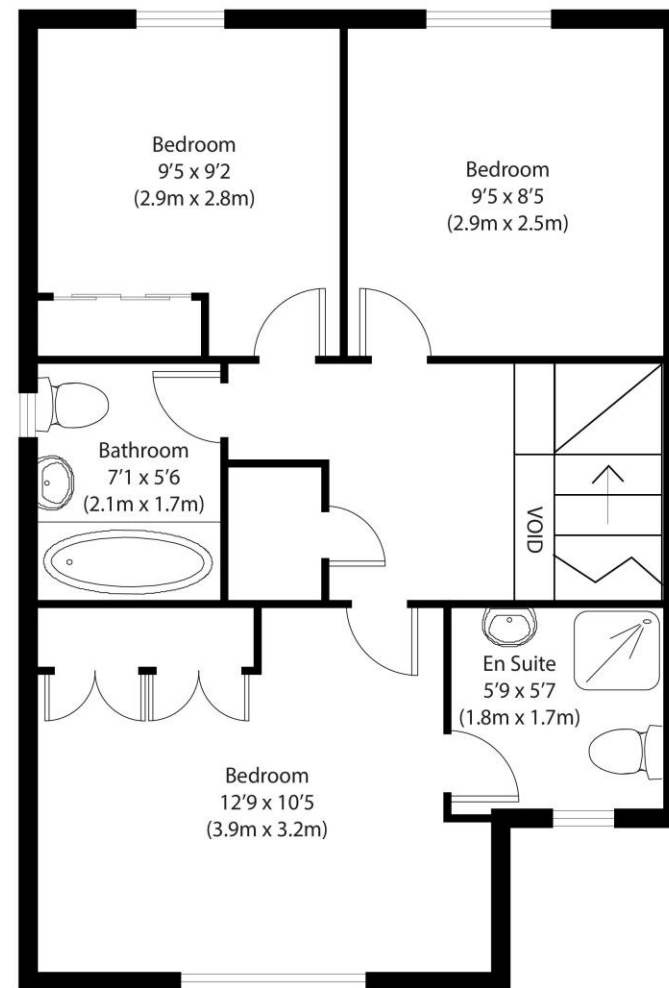
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor



First Floor

Approximate Gross Internal Area  
940 sq ft (87 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

