



The Highlands, Exning, CB8 7NT

CHEFFINS

# The Highlands

Exning,  
CB8 7NT

- Detached Bungalow
- 6 Bedrooms
- 2 Large Bathrooms
- Over 2,700 sq ft of Accommodation
- Double Garage & Carport
- Gated Driveway & Frontage - Ample off-road parking
- Excellent Road links - Ideal for working from home or business use
- NO CHAIN

An individual 6 bedroom detached bungalow, ideally located within easy commuting distance of Newmarket, Cambridge, and Bury St Edmunds. The property is offered with NO CHAIN and benefits from over 2,700 sq ft of accommodation including a contemporary kitchen/breakfast room, 6 versatile bedrooms and 2 spacious bath/shower rooms. Externally the property is approached via a gated driveway boasting a large lawned frontage, a double garage and car port. The side and rear gardens offer additional outdoor space, complete with a summerhouse and 2 greenhouses. Viewing Essential.

6 2 2

Offers In Excess Of





## LOCATION

EXNING is a delightful village 3 miles from Newmarket and the A14 providing access to Cambridge (13 miles) and Bury St. Edmunds (14 miles). There is a primary school, several public houses, a post office and local shops.

**ENTRANCE HALL**

with a large uPVC double entrance door with full length glazed ornate windows to both sides, marble flooring, ceiling rose and light, radiator.

**CLOAKROOM**

with a low level WC, vanity wash hand basin, marble flooring, radiator, tiled splashbacks, ceiling rose and light, glazed window to the side aspect.

**DINING ROOM**

with laminate flooring, radiator, French doors opening onto the patio seating area in the garden.

**KITCHEN/BREAKFAST ROOM**

A beautiful dual aspect room with windows to the side and rear aspects. The kitchen comprises a range of matching wall and base units with granite work surface over and splashbacks, 1.5 bowl sink and drainer, centre island with cupboard storage, Rangemaster dual fuel oven with 5 ring gas hob and electric ovens, space and plumbing for appliances, inset spotlights, tiled flooring, full length radiator, further radiator, storage cupboard, integral door into the garage and glazed door onto a decked area in the garden.

**INNER HALLWAY**

with beautiful curved arches looking into the living room.

**LIVING ROOM**

A light room sunken down with a raised marble entertainment area, 6 archways open with the hallway with granite steps and open arch windows, fireplace with a log burning stove, solid wood flooring, inset spotlights, 2 radiators.

**FAMILY BATHROOM**

with a large double bath with tiled surround, shower with glass screen, built-in storage cupboard, chrome heated towel rail, vanity wash hand basin, low level WC, inset spotlights, double glazed window to the front aspect.

**BEDROOM 3**

A dual aspect room with windows to the front and side aspects, radiator.

**BEDROOM 4**

with a radiator, loft access, double glazed window to the side aspect.

**BEDROOM 5**

with a radiator, built-in wardrobes, double glazed window to the front aspect.

**BEDROOM 6/STUDY**

with a radiator, built-in bedroom furniture, double glazed window to the side aspect.

**LARGE ENSUITE BATHROOM**

Jack and Jill style accessed from the inner hall and bedroom 2 with a sunken circular

whirlpool style bath, large shower cubicle, fully tiled walls and flooring, twin hand wash basins with granite worktop, large vanity mirror, inset spotlights, large radiator, 2 double glazed windows to the side aspect.

**BEDROOM 2**

with a built-in wardrobe, patio doors opening onto the side garden, radiator, inset spotlights.

**PRIMARY BEDROOM**

A beautiful dual aspect room with a double glazed window to the rear aspect and French doors opening onto the outside seating area, radiator.

The bungalow is extremely versatile enabling the primary suit area to be configured in three distinct layouts: A separate lounge - double bedroom - ensuite, Large bedroom - dressing room - ensuite - or two separate bedrooms. All can be separated from the main bungalow with the door from the hallway, making a possible annexe if required (subject to the relevant permissions)

**OUTSIDE**

To the front of the property is a large front garden mainly laid to lawn with a block paved driveway accessed via double iron gates. The front is enclosed by iron railings with lighting, flower bed borders and mature trees.

Iron gates lead to the side of the property providing access to walled gardens which are laid to lawn with planters, a dome greenhouse, timber shed and summerhouse.

A block paved pathway leads around the property to the private rear garden mainly laid to paving with a pergola covered seating area with lighting and power sockets, a further greenhouse and timber built shed, decked area to the side adjoining the kitchen/breakfast room, lawned areas and a water tap.

**SUMMERHOUSE**

Located to the side of the property is a large insulated timber built summerhouse (offering a versatile use as an office/studio) with power and lighting.

**DOUBLE GARAGE/CARPORT**

with 2 up and over doors, gas fired boiler, eaves storage, power and light.

To the side of the garage is a timber built pergola style car port.

**SALES AGENTS NOTES**

The EPC is pending (previous rating was a D (64) with potential of B (85))


For more information on this property, please refer to the Material Information Brochure on our website.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Offers In Excess Of £800,000  
 Tenure - Freehold  
 Council Tax Band - G  
 Local Authority - West Suffolk



Approximate Gross Internal Area 2772 sq ft - 257 sq m  
(Excluding Garage & Outbuilding)  
Garage Area 348 sq ft – 32 sq m  
Outbuilding Area 301 sq ft – 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

