Mallard Way, Exning, CB8 7FS

CHEFFINS

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Mallard Way

Exning,
CB8 7FS

5 3 2

Guide Price £550,000

- Approx. 1,800 sq ft of Well Presented Accomodation
- Spacious Kitchen/Dining Room
- Double Garage & Driveway
- 2 Reception Rooms
- Enclosed Rear Garden
- Modern 5 Bedroom Detached Family Home

A beautifully presented 5 bedroom modern detached home, ideally positioned close to local amenities and overlooking an attractive open green to the front. Offering approximately 1,800 sq ft of impressive accommodation featuring a superb open plan kitchen/dining room, a living room and a separate study. Arranged over three floors, the property also benefits from a spacious primary bedroom suite occupying the top floor, complete with an ensuite bathroom. Externally, the home enjoys a large driveway leading to a double garage and an enclosed rear garden.

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 composite entrance door, quartz tiled flooring, radiator, stairs leading up to the first floor.

CLOAKROOM
with a low level WC, pedestal wash hand basin, tiled splashbacks, extractor fan, quartz tiled flooring.

STUDY
with a double glazed box window to the front aspect overlooking an open green area, radiator, herringbone style wooden flooring.

LIVING ROOM
with a double glazed box window to the front aspect overlooking an open green area, radiator, herringbone style wooden flooring, log burning stove.

KITCHEN/DINING ROOM
with a range of matching wall and base units with quartz work surface over, 1.5 bowl sunken sink, integrated electric AEG oven with 4 ring gas hob and AEG extractor hood over, integrated dishwasher and washing machine, cupboard housing the gas fired boiler, inset spotlights, quartz tiled flooring, radiator, 2 double glazed windows with fitted shutter blinds overlooking the rear and double glazed French doors opening onto the garden.

FIRST FLOOR

LANDING
with an airing cupboard, further storage cupboard and door leading to the stairs up to the second floor.

BEDROOM 2
with a radiator, double glazed window to the rear aspect.

JACK & JILL SHOWER ROOM
Accessed via bedroom 2 and 3 with a low level WC, pedestal wash hand basin, shower cubicle, vinyl flooring, extractor fan, inset spotlights, double glazed window to the rear aspect.

BEDROOM 3
with a radiator, storage cupboard, double glazed window to the rear aspect.

BEDROOM 4
with a radiator, double glazed window to the front aspect overlooking an open green.

BEDROOM 5
with a radiator, double glazed window to the front aspect overlooking an open green.

FAMILY BATHROOM
with a side panel bath with shower over, low level WC, pedestal wash hand basin, heated towel rail, double glazed window to the front aspect.

SECOND FLOOR

PRIMARY BEDROOM SUITE
A large room with a large walk-in wardrobe, 2 double glazed dormer style windows, velux style window and loft access.

ENSUITE BATHROOM
with a low level WC, side panel bath, pedestal wash hand basin, shower cubicle, radiator, vinyl flooring, tiled splashbacks, velux style window.

OUTSIDE
To the rear of the property is an enclosed garden with a large Indian sandstone patio seating area, an area laid to astro turf, raised flower bed borders and side gated access.

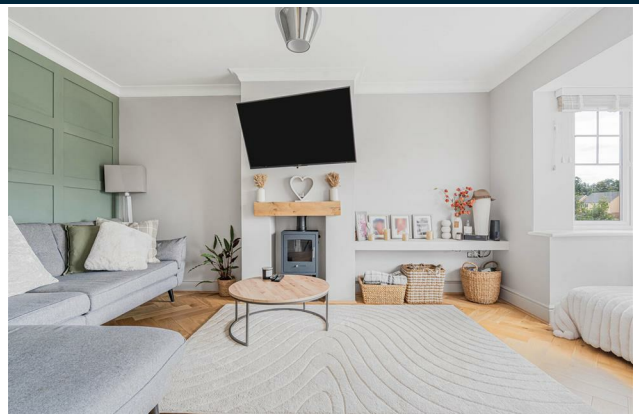
To the front of the property is a landscaped garden area laid to asto turf with a block paved pathway.

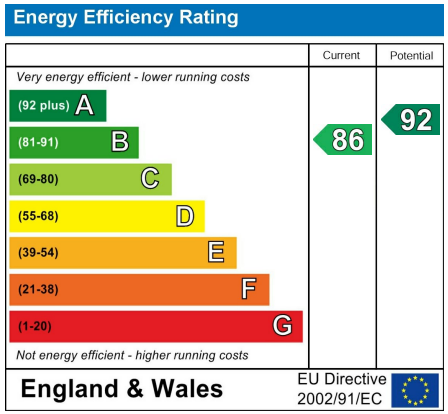
At the side is a block paved driveway providing parking for 4 cars and access to the garage.

DOUBLE GARAGE
with 2 up and over style doors.

UTILITY/FAMILY ROOM
Partially converted from the rear of the garage with a utility area, power and light and inset spotlights.

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





Guide Price £550,000
Tenure - Freehold
Council Tax Band - F
Local Authority - West Suffolk

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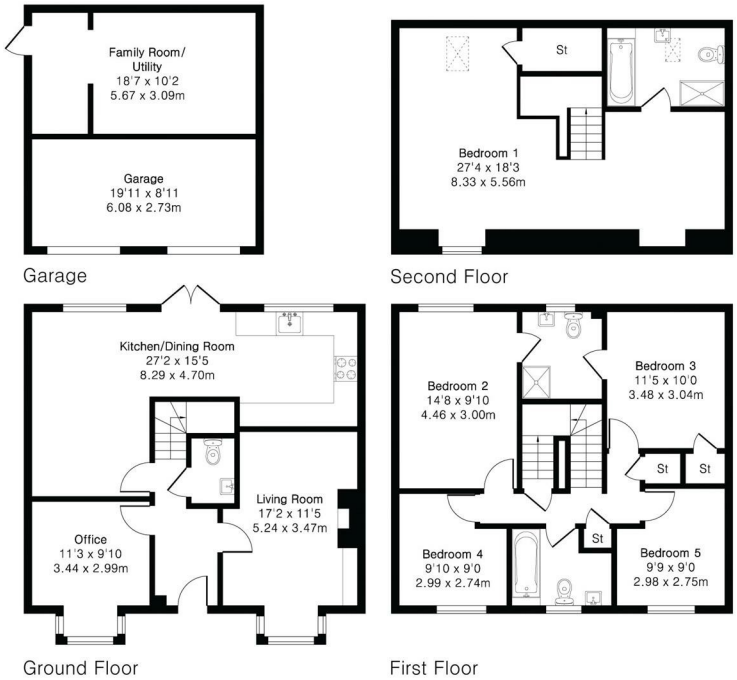
Approximate Gross Internal Area 1854 sq ft - 172 sq m
(Excluding Garage)

Ground Floor Area 691 sq ft – 64 sq m
First Floor Area 667 sq ft – 62 sq m
Second Floor Area 496 sq ft – 46 sq m
Garage Area 365 sq ft – 34 sq m



PINK PLAN

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

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.

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