



Plover Place, Exning, CB8 7FT

CHEFFINS

Plover Place

Exning,
CB8 7FT

- Modern Semi-Detached Townhouse
- 3 Bedrooms – 1 Ensuite
- Living Room with built-in Media Wall
- Cloakroom
- Kitchen/Breakfast Room
- South Facing Rear Garden
- Garage & Driveway

A beautifully presented, modern semi-detached town house set over three floors and situated in the popular village of Exning. The property offers well appointed accommodation including a living room with a bespoke built-in media wall, a kitchen/breakfast room with views over the rear garden, 3 bedrooms, a family bathroom, and an en-suite to the principal bedroom on the top floor. Outside, the home benefits from a South facing rear garden, along with a detached garage and driveway providing off-road parking.

3 2 1

Guide Price £345,000





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 entrance door, laminate flooring, radiator.

LIVING ROOM

with a built-in media wall, under stairs storage cupboard, radiator, window to the front aspect.

INNER HALLWAY

with stairs leading to the first floor.

CLOAKROOM

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

KITCHEN/BREAKFAST ROOM

with a range of matching wall and base units with work surfaces over, electric oven, 4 ring gas hob, space and plumbing for appliances, wall mounted gas boiler, tiled splashbacks, inset spotlights, laminate flooring, radiator, window to the rear aspect and French doors opening onto the rear garden.

FIRST FLOOR

LANDING

with a radiator, stairs to the second floor.

BEDROOM 2

with a radiator, air conditioning unit (available by separate negotiation), 2 windows to the front aspect.

BEDROOM 3

with a radiator and a window to the rear aspect.

FAMILY BATHROOM

with a low level WC, pedestal wash hand basin, side panel bath, tiled splashbacks, inset spotlights, heated chrome towel rail.

SECOND FLOOR

LANDING

with a built-in storage cupboard.

BEDROOM 1

with a radiator, loft access, air conditioning unit (available by separate negotiation), window to the front aspect.

ENSUITE SHOWER ROOM

with a low level WC, shower cubicle, pedestal wash hand basin, radiator, tiled splashbacks, skylight roof window.

OUTSIDE

To the rear of the property is a South facing rear garden mainly laid to lawn with a paved patio seating area, a further paved patio area with a hot tub (available via separate negotiation), flower bed borders and enclosed by timber fencing with side gated access.

To the front of the property is a small lawned area and a driveway which leads to the garage at the side.

DETACHED GARAGE

with a side access door, up and over door to the front, power and light, eaves storage.

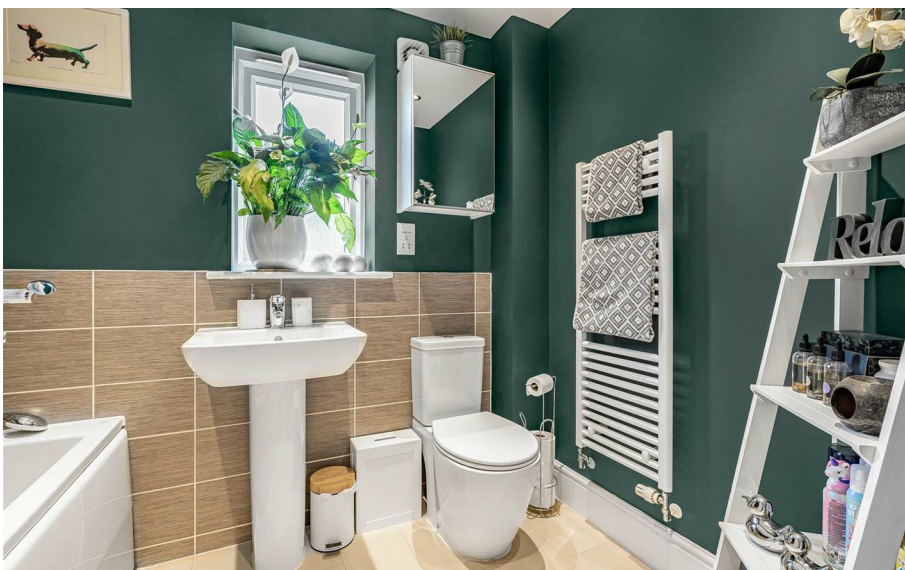
SALES AGENTS NOTES

Please note we are selling this property on behalf of a Cheffins employee, this employee does not work in the Newmarket office.

A contribution is required for the maintenance of the cul-de-sacs shared pebble driveway.

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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Guide Price £345,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk





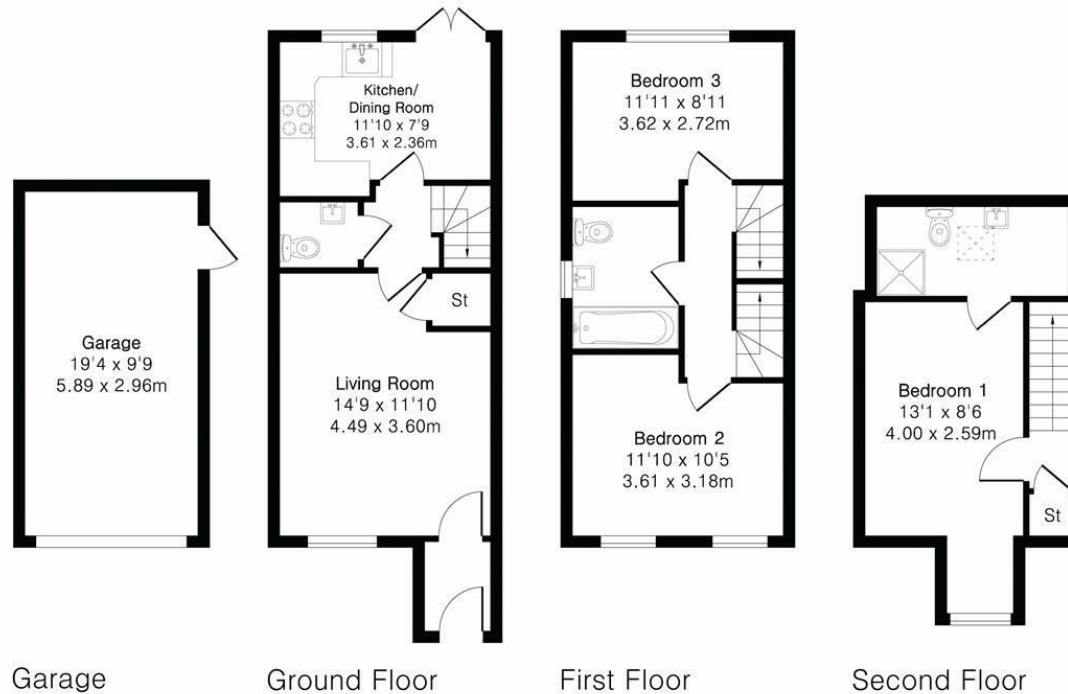
**Approximate Gross Internal Area 905 sq ft - 84 sq m
(Excluding Garage)**

Ground Floor Area 348 sq ft – 32 sq m

First Floor Area 328 sq ft – 31 sq m

Second Floor Area 229 sq ft – 21 sq m

Garage Area 188 sq ft – 17 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>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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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