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Residential sales, lettings & management



21 Plover Place
Exning
Newmarket
CB8 7FT

An impressive double fronted nearly new detached family house, attractively situated in this prestigious Exning development.

Superb open plan kitchen/dining/family room overlooking the garden, 5 bedrooms, 2/3 en suite, double garage and ample car parking area. EPC:TBA

Guide Price: £449,999



Exning lies immediately to the north of Newmarket town boundary and offers a range of facilities including shops, nursery school, primary school, post office, public houses together with a regular bus service. There is easy access to the A14 dual carriageway which interconnects with many of the region's principal traffic routes with Cambridge and Bury St Edmunds both some 13 miles distant.

Built only 3 years ago and forming part of a prestigious development this superb detached family house offers well planned, light and airy accommodation stylishly arranged over three floors. Including a sizeable 'L' shaped kitchen/dining room overlooking the garden, a sitting room, study, cloakroom, spacious landing area, five bedrooms, 2 bedrooms have access to a 'Jack & Jill' en suite and in addition an en suite bathroom to the master bedroom located on the top floor, plus a family bathroom. Viewing is advised to fully appreciate this spacious, versatile family home.

Outside the property has a fully enclosed rear garden, double garage and provides additional parking. The development is situated on the edge of this popular and well served village and offers wide open spaces, a meadow walk, attractive views and a children's playground.

With the benefit of a gas fired heating system, double glazing throughout and NHBC warranty, in detail the accommodation includes:-

Entrance Hall

With an entrance door, radiator, tiled flooring, stairs to the first floor.

Cloakroom

Fitted with a two piece suite comprising of a wash hand basin, low level WC, extractor fan, tiled splashback, radiator, tiled flooring.

Dining Room/Study

3.60m(11'10") x 3.01m (9'10")
With a box bay window to the front aspect, wooden flooring, radiator.

Sitting Room 5.37m (17'7") x 3.50m (11'6") max
With a box bay window to the front aspect, Amtico flooring, radiator.

Kitchen/Breakfast/Family Room

8.30m (27'3") x 4.69m (15'5") max
A stunning room and the heart of the house, fitted with a contemporary range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink with mixer tap, single drainer and tiled splashbacks. An integrated fridge/freezer, washing machine and dishwasher, fitted double oven, four ring gas hob with extractor hood over, two windows to the rear, radiator, wooden flooring, double door leading to the rear garden.

First Floor Landing

Two built in storage cupboards, access and door leading to the 2nd Second Floor:

Bedroom 2

4.46m (14'8") x 3.05m (10')
With a window to the rear aspect, radiator, door to the Jack & Jill en-suite.

Bedroom 3

3.51m (11'6") x 3.10m (10'2")
With a window to the rear, radiator, door to the 'Jack & Jill' en-suite:

'Jack & Jill' En-suite

2.28m (7'6") x 2.02m (6'8")
Fitted with a matching three piece suite comprising of a large, fully tiled shower enclosure with a glass screen and sliding glass door, pedestal wash hand basin, low level WC, extractor fan, tiled surround, with a window to the rear, radiator.

Bedroom 4

2.93m (9'7") max x 2.74m (9') max
With a window to front aspect, radiator.

Family Bathroom

Fitted with a three piece suite comprising of a bath, pedestal wash hand basin, low level WC, tiled surround, extractor fan, window to the front, heated towel rail, tiled floor.



Bedroom 5 3.01m (9'11") x 2.73m (9') max
With a window to the front aspect, radiator.

Second Floor Landing

Master Bedroom 5.6m (18'4") max x 8.30m (27'3")
A stunning 2nd floor, large open plan master bedroom with an ensuite bathroom. With two dormer windows to the front aspect, skylight window to the rear, large wardrobe with mirror doors and plenty of storage space, plus storage cupboard.

En-suite bathroom

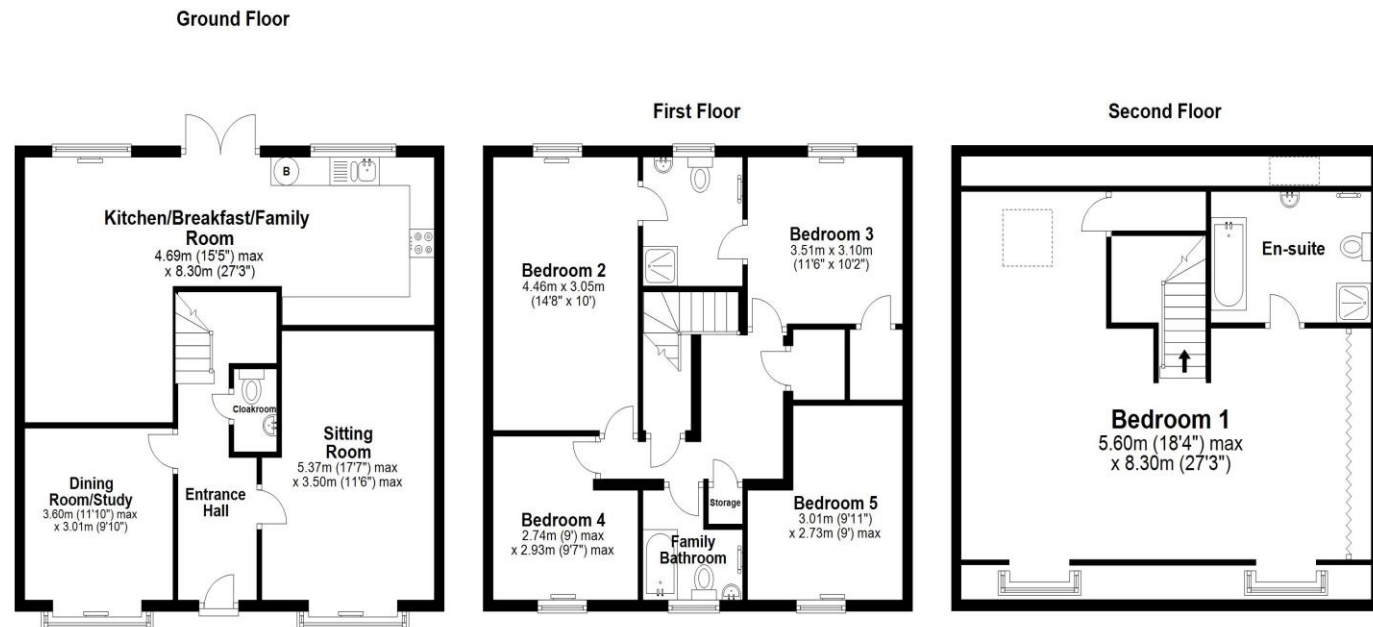
Fitted with a four piece suite comprising of a bath, pedestal wash hand basin, shower enclosure with glass screen, low level WC, tiled surround, extractor fan, velux window to the rear aspect, heated towel rail, radiator.

Services

Mains water, gas, drainage and electricity are connected.

Council Tax Band: F Forest Heath District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



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Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested