

**pocock & shaw**

Residential sales, lettings & management



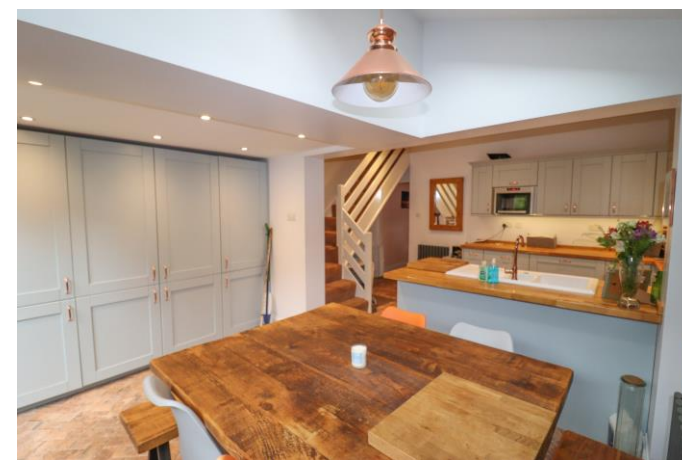


83 Chapel Street,  
Exning,  
Newmarket, CB8 7HB

A stunning cottage of substance and character, centrally located in the popular village of Exning.

Deceptively spacious & lovingly improved this wonderful home enjoys a superb open plan kitchen/dining room, complimented by an intriguing, meandering 120ft garden.

Guide Price: £299,950



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.

Located close to the centre of this popular and well served village 83 Chapel Street is a deceptive house, far larger than its external appearance might at first suggest. For a start its much wider than many Victorian cottages, it has tall ceiling and has been extended to the rear. During its current ownership the house has also benefitted from re roofing, upgrading of the heating and wiring systems and the fitting of a superb open plan kitchen/dining room with French doors leading to a wonderful meandering large garden. It is also considered that the master bedroom could be split to create two separate bedrooms (stc).

## Ground Floor

### Entrance Porch

With entrance door and opening to:-

**Sitting Room** 4.99m (16'4") x 3.53m (11'7")  
With a Upvc double glazed window to the front, brick faced fireplace, Oak wooden floor, 2 alcove wall light points, double radiator.

**Kitchen/Dining Room** 5.55m (18'3") x 4.69m (15'5") 4m min

An extended and refitted room, fitted with a matching range of base and eye level units

with solid wood worktops, wine rack, 1+1/4 bowl sink unit with mixer tap, integrated dishwasher, two built in electric ovens, 5 burner gas hob with extractor hood over, built-in microwave, radiator, stairs to the first floor, Dining area with a UPVC window to the rear, two skylight windows, radiator, range of floor to ceiling cupboards with integrated fridge/freezer and plumbing for a washing machine, French doors to the garden, tiled flooring, recessed ceiling spotlights.

## First Floor

### Landing

Access to loft space.

**Bedroom 1** 4.87m (16') x 3.68m (12'1") 2.47 min

An L shaped room with potential to create 2 bedrooms with two Upvc windows to the front, fireplace with period style cast iron fireplace, radiator, picture rail.

**Bedroom 2** 2.91m (9'7") x 2.81m (9'3")

With a Upvc window to the rear, radiator, picture rail.

### Bathroom

Fitted with four piece suite comprising of a bath with shower attachment and mixer tap, wash hand basin with cupboard under and tiled splashback, shower enclosure, low-level WC, extractor fan, Upvc window to the rear, heated towel rail, cupboard housing the combination boiler.





## Outside

Front garden with low brick wall and quarry tiled path to the front door.

The rear garden is about 120ft in length and is split into 4 spaces, a delightful patio by the house with side gate giving access over the neighbours property to the front, steps and a gate to the second section with a large timber gate with power, utility area with potting shed, again with power and gate to the rear garden (fern garden) with rear patio and pergola.

## Services

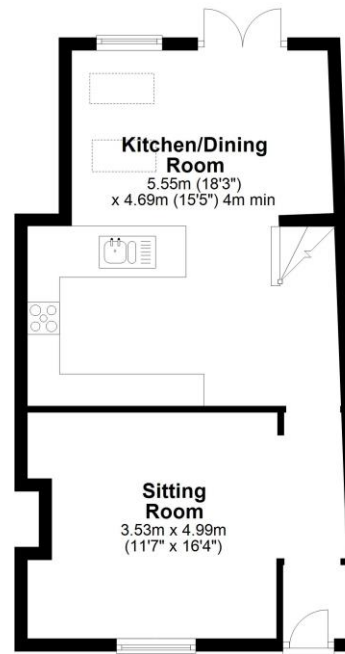
Mains water, gas, drainage and electricity are connected.

**Council Tax Band: B** Forest Heath District Council

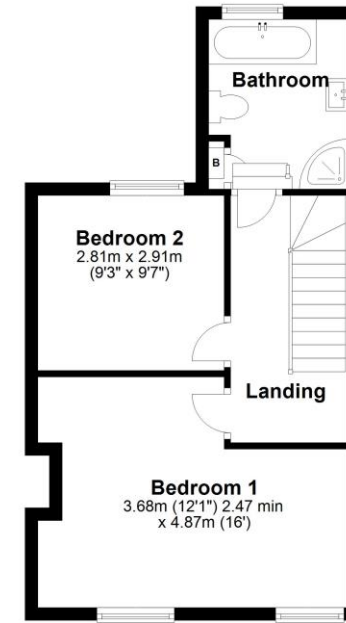
**Viewing:** Strictly by prior arrangement with Pocock & Shaw. PBS



Ground Floor



First Floor



Total area: approx. 76.2 sq. metres (820.0 sq. feet)

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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