



**Woodlands**  
**Cemetery Hill, Exning**

**DAVID**  
**BURR**



# Woodlands, Cemetery Hill, Exning CB8 7JH

Exning is a delightful village situated approximately 3 miles from the historic racing town of Newmarket. This popular village offers an array of amenities to include an Ofsted rated outstanding primary school, several public houses, post office, local shops and parks. A wider range of facilities are available in nearby Newmarket to include supermarkets, hotels, pubs, restaurants and schools.

‘Woodlands’ is a deceptively spacious and well-presented five-bedroom house on the outskirts of the popular village of Exning. The sizable and characterful accommodation measures in excess of 2,000 sq.ft with three receptions rooms, five bedrooms and three bathrooms. Externally offering paved driveway parking, an integral garage, an established rear garden with four outbuildings.

## A spacious five-bedroom home in Exning with paddocks views and several outbuildings.

**ENTRANCE HALL** Window to side aspect and fitted storage.

**SITTING ROOM** Window to front aspect, a gas fireplace and fitted storage.

**SNUG** With an inset wood burning stove and open to the:

**KITCHEN / BREAKFAST ROOM** A large space with fitted units, oak kitchen doors, worktops over and an inset double sink and drainer. Integrated appliances include a fridge, dishwasher and extractor hood. There is space for further freestanding appliances. Tiled floor, partially tiled walls, ‘Velux’ window, window to rear aspect and a door leading out to the rear garden.

**DINING ROOM** French doors leading to the rear garden terrace.

**UTILITY ROOM** Fitted units, worktops over and an inset sink and drainer. Space and plumbing for appliances and a door leading outside.

**CLOAKROOM** Vanity sink unit, WC and window to side aspect.

### First Floor

**LANDING** Fitted airing cupboard.

**MASTER BEDROOM** Window to rear aspect, fitted wardrobe and **ENSUITE** with a shower cubicle, wash hand basin, WC and window to side aspect.

**BEDROOM 3** Fitted wardrobe and window to front aspect.

**BEDROOM 4** Window to rear aspect.

**BEDROOM 5** Window to front aspect.

### Second Floor

**LANDING** Two fitted cupboards.

**BEDROOM 2** ‘Velux’ windows to front and rear aspects.

**BATHROOM** Fitted with a ‘Jacuzzi’ bath, wash hand basin, WC and a ‘Velux’ window.

### Outside

The property enjoys a spacious paved driveway which provides parking for several vehicles and access to the **INTEGRAL GARAGE**. The rear garden is wonderfully private and predominately lawned with various terrace seating areas, raised flower beds and various brick-built **OUTBUILDINGS**.

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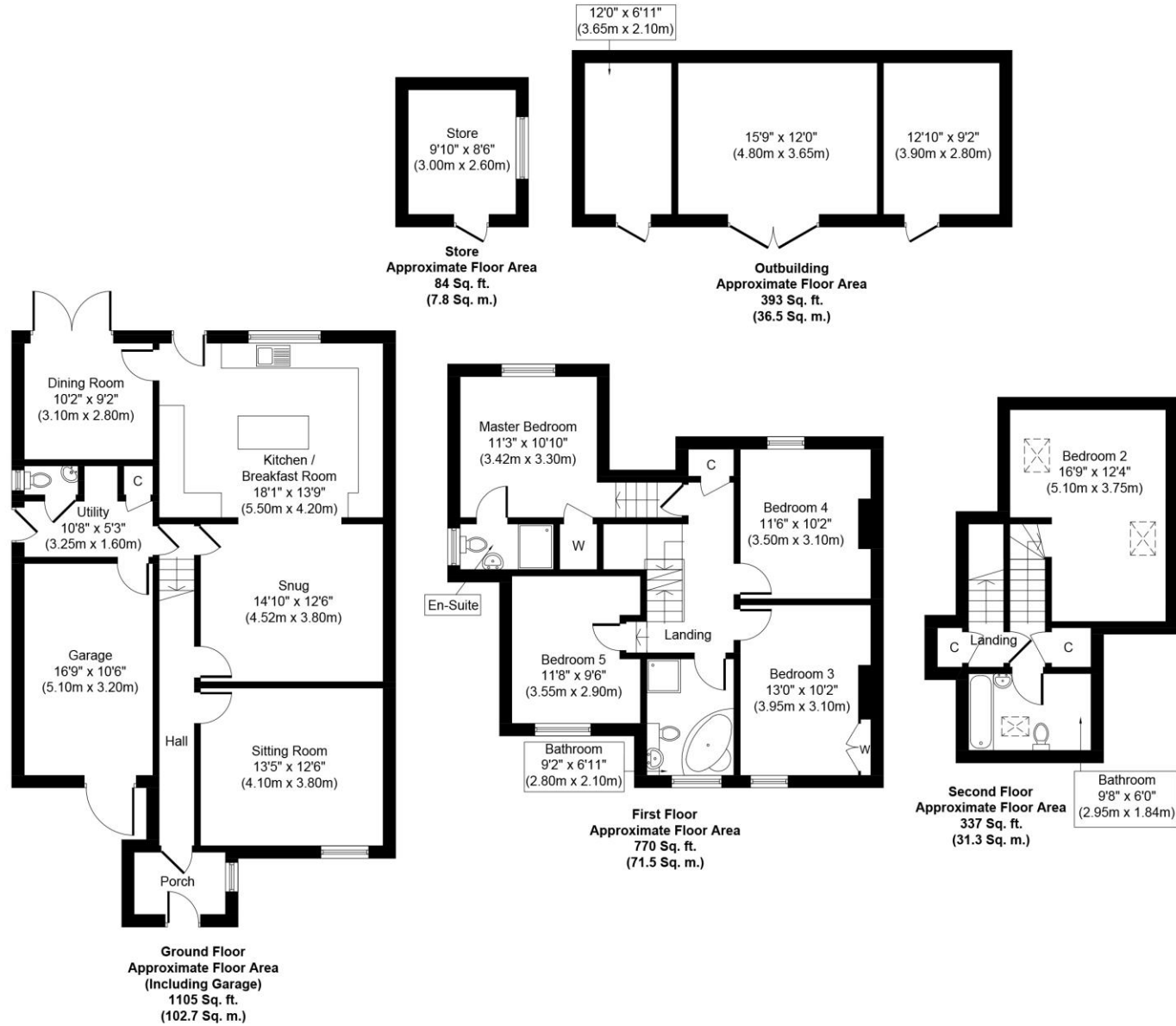
**SERVICES** Gas fired central heating. Mains water, drainage, electricity and gas. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**EPC** D.

**VIEWING** by prior appointment only through David Burr estate agents.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

