



85 Burwell Road

Exning, Suffolk, CB8 7DU



A superb detached 4 bedroom house set behind an attractive green in the much sought after village of Exning.

Recently redecorated and with many new carpets this fine house benefits from a large open plan sitting/dining room, cloakroom, kitchen, bathroom with shower, enclosed garden, double garage, gas radiator heating and double glazed windows.

Available now. Unfurnished.
Application fee applies.
EPC Rating: D

Viewings by appointment

Rent: £1100 pcm

Newmarket is renowned as the British Headquarters of horse racing, offers an interesting and varied range of local shops and amenities. These include the National Horse Racing Museum, a twice weekly open air market, hotels, restaurants and modern leisure facilities. There is a regular railway service to London's Kings Cross and Liverpool Street stations via Cambridge. An excellent road network links the regions principal centres, including the University City of Cambridge and the historic market town of Bury St Edmunds, both approximately 13 miles from Newmarket.

Exning lies immediately to the north of Newmarket town boundary and offers a range of facilities including shop, 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.

With the benefit of a gas fired radiator heating system and PVCu double glazed windows in detail the accommodation includes;

GROUND FLOOR

PORCH

With door to:

ENTRANCE HALL

Stairs to the 1st floor, under stair cupboard, radiator.

CLOAKROOM

PVCu double glazed window to side aspect, low level w.c., handbasin, radiator and wall mounted boiler.

LOUNGE/DINER 8.13m (26'8") x 4.34m (14'3")

PVCu double glazed window to front aspect, radiator, sliding patio doors outside, storage cupboard, two radiators, door to:

KITCHEN 4.11m (13'6") x 2.59m (8'6")

PVCu double glazed window to rear aspect, door to the side, stainless steel sink unit, range of cupboards and drawers, space for an electric cooker, space for a fridge/freezer, plumbing for a dishwasher, plumbing for a washing machine, radiator:

FIRST FLOOR

LANDING

PVCu double glazed window to side aspect, storage cupboard.

BEDROOM 1 3.91m (12'10") x 3.26m (10'9")

PVCu double glazed window to front aspect, radiator.

BEDROOM 2 3.58m (11'9") to wardrobe fronts x 3.27m (10'9")

PVCu double glazed window to rear aspect, radiator, built in wardrobes with sliding doors.

BEDROOM 3 2.79m (9'2") x 2.18m (7'2")

PVCu double glazed window to front, radiator.

BEDROOM 4 2.97m (9'9") x 2.13m (7')

PVCu double glazed window to rear aspect, radiator.

BATHROOM

Fitted with three piece suite comprising bath with shower over, pedestal wash hand basin, low-level WC, tiled splashbacks, PVCu double glazed window to side aspect, radiator.

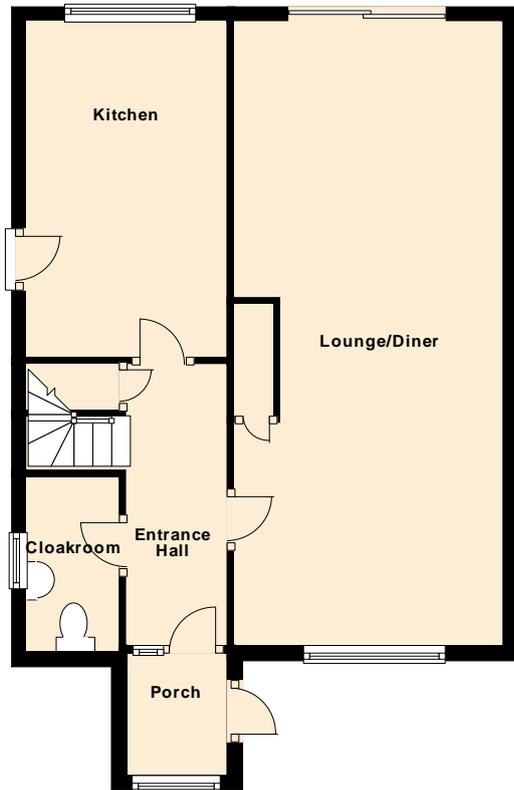
OUTSIDE

Front garden laid to lawn with driveway to one side providing off road parking. Double garage. The rear garden is enclosed and is laid to lawn with a patio.

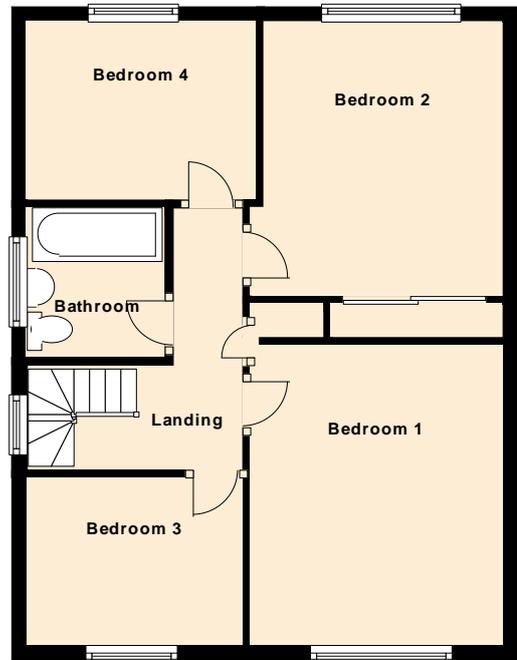
Pets Considered.



Ground Floor
Approx. 50.3 sq. metres (541.6 sq. feet)



First Floor
Approx. 47.6 sq. metres (511.9 sq. feet)



2 Wellington Street, Newmarket, Suffolk, CB8 0HT
Tel: 01638 668 284
Email: newmarket@pocock.co.uk www.pocock.co.uk

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