



THE HIGHLANDS, EXNING, NEWMARKET, SUFFOLK, CB8 7NT

- Newmarket - approx. 2 miles
- Cambridge - approx. 14 miles
- Bury St Edmunds - approx. 15 miles

Over 2,300 sq.ft of accommodation • 4 Bedrooms
• 3 Reception rooms • Driveway & double garage •
Impressive wrap around gardens • Popular Suffolk
village • Well-presented throughout • EPC rating C

DESCRIPTION

The spacious and versatile accommodation offers an entrance hall, kitchen/breakfast room, three reception rooms, conservatory, a cloakroom, four double sized bedrooms, a walk-in wardrobe and two bathrooms. Externally offering driveway parking, an integral double garage and beautifully presented gardens.

Entering into the entrance porch that in turn leads to the inner entrance hall. The large sitting room enjoys an inset wood burning stove and sliding doors leading to the conservatory. The kitchen/breakfast room is nicely presented with integrated appliances including an oven, hob, dishwasher and fridge, with a rear aspect and open to the large dining room. The utility room offers ample storage with space and plumbing for appliances including a water softener, and a door leading to the rear garden.

The remaining accommodation boasts a cloakroom, study, four double sized bedrooms, a walk-in wardrobe and two bathrooms.

**A FAVOURABLY POSITIONED AND WELL-PRESENTED FOUR
BEDROOM DETACHED BUNGALOW BOASTING OVER 1,700 SQ.FT OF
ACCOMMODATION AND BEAUTIFULLY PRESENTED GARDENS.**



OUTSIDE

The property is approached via the spacious driveway providing parking for several vehicles and access to the integral double garage. The remaining front aspect enjoys a westerly facing paved terrace to enjoy the evening sun. The rear garden wraps the property and is predominately lawned with a paved terrace and a wonderful selection of established shrubs, plants and trees.

LOCATION

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

ADDITIONAL INFORMATION

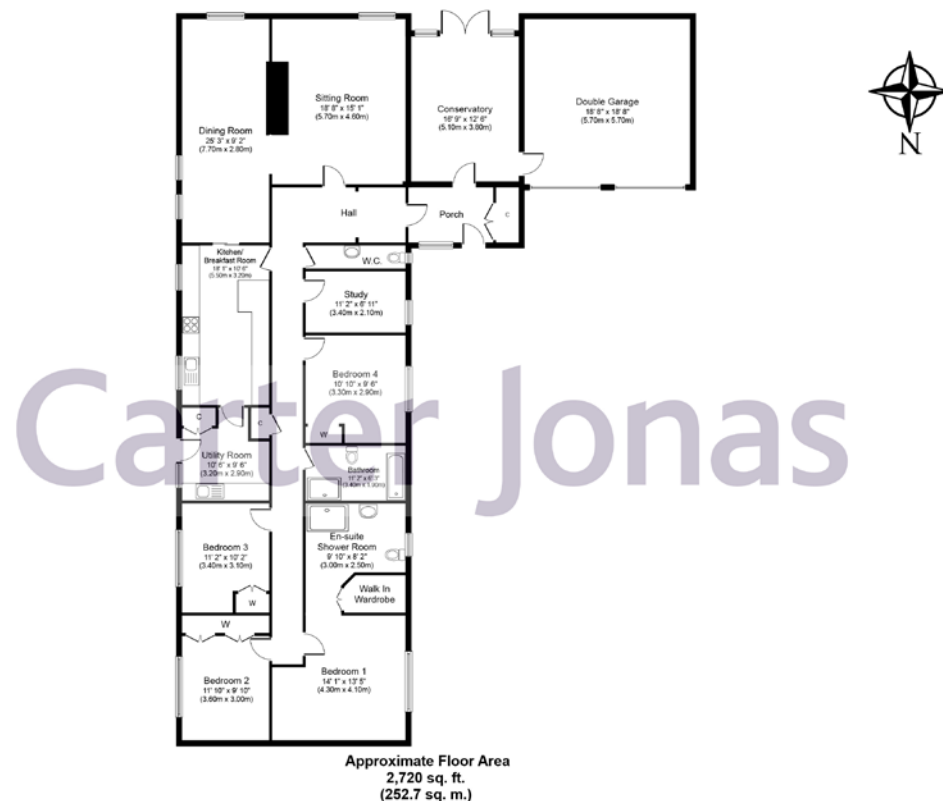
Tenure: Freehold

Services: Gas fired central heating. Mains gas, water, drainage and electricity. There is also a water softener situated in the utility room

Local Authority: West Suffolk District Council

Viewings: Strictly by appointment with the Selling Agents, Carter Jonas 01223 403330





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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

Copyright V360 Ltd 2024 | www.houseviz.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Cambridge South 01223 403330
cambridgesales@carterjonas.co.uk
The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.