



**THE HIGHLANDS**  
Exning

**Carter Jonas**

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## 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





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Approximate Floor Area  
2,720 sq. ft.  
(252.7 sq. m.)

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.

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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	

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