



8 Swan Grove
Exning, Suffolk CB8 7HX
Guide Price £675,000

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A substantial detached family home, offered for sale with the distinct advantage of NO ONWARD CHAIN, set towards the end this no-through road and positioned in this sought after and ever requested village.

The village of Exning is located only a short distance from Newmarket and offers an appealing mix of shops and amenities including a garage, public house, restaurants and well regarded primary school.

This impressive property offers sizeable accommodation throughout offering a good size entrance hall, four fabulous size reception rooms comprising a living room, sitting room, dining room and study, kitchen/breakfast room, utility room, downstairs shower room, cloakroom, six bedrooms (two en-suite bathrooms) and a family bathroom.

Externally the property offers a block paved driveway leading to a double garage with access to superb fully enclosed, landscaped rear garden with a lovely mix of shrubs and plants and block paved patio/seating area.

An outstanding family home and viewing is highly recommended.

EPC (C)
Council Tax Band G (West Suffolk)

Accommodation Details

Part glazed front door with storm canopy leading through to:

Entrance Hall

With window to the front aspect, oak wood flooring, built in cupboard, radiator, access and door leading through to:

Living Room 20'1" x 13'1" (6.12m x 3.99m)

Dual aspect room with window to the side aspect and sliding patio door leading to the rear garden, oak wood flooring, feature fireplace to the side, TV aerial connection point, radiator, double glazed doors leading through to:

Dining Room 13'10" x 11'5" (4.22m x 3.48m)

With window to the rear aspect, oak wood flooring, radiator.

Kitchen/Breakfast Room 17'10" x 14'3" max (5.44m x 4.34m max)

Fitted with a quality range of eye level and base storage

units with granite working top surfaces over, built in eye level double oven, separate induction hob with extractor hood over, integrated dishwasher, integrated fridge/freezer. inset sink unit with mixer tap over, ample room for dining table and chairs, high gloss floor tiles, TV aerial connection point, radiator, door leading through to utility and sliding patio door leading through to:

Conservatory 14'4" x 13'4" (4.37m x 4.06m)

With pitched glazed roof and glazing to the sides (all with fitted blinds), tiled flooring, wall mounted electric heater.

Utility 6'5" x 6'1" (1.96m x 1.85m)

Fitted with matching eye level and base storage units with granite working top surfaces over, inset sink unit with mixer tap over, built in washing machine, built in fridge/freezer, tiled flooring, part glazed door leading through to:

Inner Lobby

With doors leading through to shower room, bedroom 6 and:

Sitting Room 11'2" x 10'4" (3.40m x 3.15m)

With french style door leading to the rear garden, TV aerial connection point, radiator.

Shower Room 6'4" x 5'7" (1.93m x 1.70m)

With suite comprising shower enclosure, wash hand basin set in vanity unit and low level WC, tiled walls, shaver point and light, heated towel rail, extractor, window to the side aspect.

Bedroom 6 9'9" x 9'1" (2.97m x 2.77m)

With window to the front aspect, radiator.

Cloakroom 5'4" x 3'1" (1.63m x 0.94m)

Comprising low level WC and wash hand basin, oak wood flooring, radiator, extractor.

First Floor Landing

With window to the front aspect, access to loft space, airing cupboard, access and door leading through to:

Master Bedroom 17'3" x 15'1" max (5.26m x 4.60m max)

With window to the rear aspect, built in bedroom furniture, radiator, access and door leading through to:

En-Suite 10'4" x 6'5" (3.15m x 1.96m)

With suite comprising panel bath with mixer taps, corner shower enclosure, wash hand basin set in vanity unit and

low level WC, tiled walls, tiled flooring, radiator, extractor, window to the side aspect.

Bedroom 2 16'3" x 15'11" max (4.95m x 4.85m max)

Dual aspect room with windows to the front and side aspects, built in wardrobes, radiator, access and door leading through to:

En-Suite 5'5" x 4'4" (1.65m x 1.32m)

With suite comprising shower enclosure, pedestal wash hand basin and low level WC, tiled walls, tiled flooring, radiator, extractor, window to the side aspect.

Bedroom 3 13'10" x 11'7" max (4.22m x 3.53m max)

With window to the rear aspect, radiator.

Bedroom 4 13'1" x 11'7" (3.99m x 3.53m)

With window to the rear aspect, built in bedroom furniture, radiator.

Bedroom 5 11'6" x 9'10" (3.51m x 3.00m)

With window to the side aspect, radiator.

Bathroom 10'7" x 7'9" max (3.23m x 2.36m max)

With suite comprising panel bath with mixer taps, shower enclosure, wash hand basin set in vanity unit and low level WC, tiled walls, tiled flooring, radiator, extractor, window to the front aspect.

Outside - Front

With block paved driveway and frontage, areas laid to lawn and bordered by mature trees/plants, gated access to rear garden, access to:

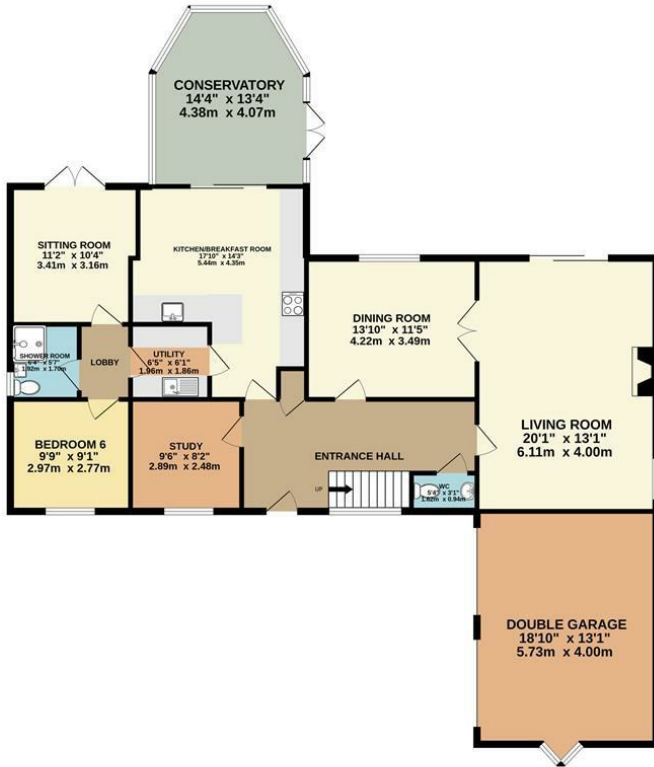
Garage 18'10" x 13'1" (5.74m x 3.99m)

Double garage with up and over style doors, window to the front aspect, power and lighting.

Outside - Rear

Beautifully maintained and fully enclosed rear garden predominantly laid to lawn, beds containing mature shrubs/plants, block paved patio/seating area, corner Summerhouse/arbour.

GROUND FLOOR
1650 sq.ft. (153.3 sq.m.) approx.

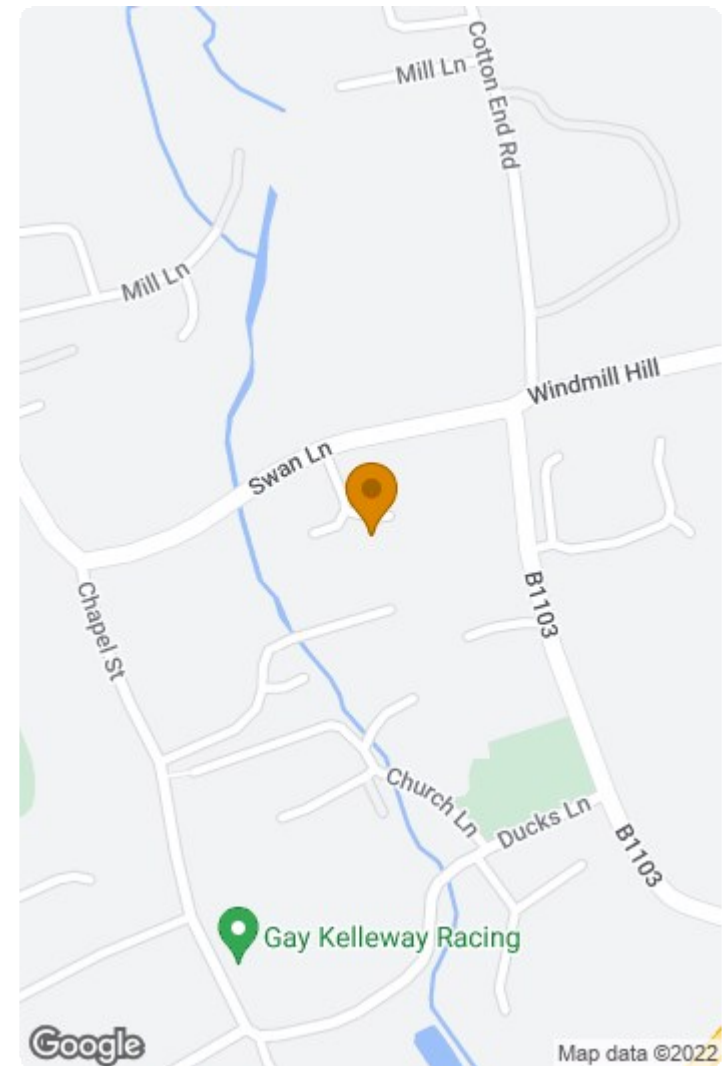


1ST FLOOR
1234 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA : 2884 sq.ft. (267.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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