



**33 Queensway  
Exning, Suffolk CB8 7EU  
Guide Price £290,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

# 33 Queensway, Exning, Suffolk CB8 7EU

A stylishly presented modern family home set within a traffic free area and positioned in this picturesque and sought after village.

Cleverly extended and offering generous size rooms, this property enjoys accommodation to include an entrance porch, entrance hall, living room/dining room, re-fitted kitchen, three double bedroom and a re-fitted bathroom.

Externally the property offers a fully enclosed South facing rear garden.

Early viewing is highly recommended.

EPC (C)

Council Tax Band B (West Suffolk)

## Accommodation Details

Part glazed front door leading through to:

### Entrance Porch

With wood effect flooring, door leading through to:

### Entrance Hall

With staircase rising to the first floor, wood effect flooring, understairs recess suitable for study area or similar, access and door leading through to:

### Lounge/Diner 11'6" x 24'5" (3.51m x 7.44m)

Dual aspect room with window to the front aspect and french style doors to the rear aspect, wood effect flooring, TV aerial connection point, ample room for dining table and chairs, radiator, opening leading through to:

### Kitchen 9'9" x 7'9" (2.97m x 2.36m)

Re-fitted kitchen with a range of eye level and base storage units with granite effect working top

surfaces over, built in eye level double oven, separate four ring gas hob with extractor hood over, recess suitable for fridge/freezer, space and plumbing for washing machine, integrated dishwasher, inset sink unit with spray mixer tap over, wood effect flooring, radiator, window to the rear aspect.

### First Floor Landing

With access to loft space, airing cupboard, access and door leading through to:

### Bedroom 1 11'7" x 9'9" (3.53m x 2.97m)

With window to the front aspect, built in wardrobes, wood effect flooring, radiator.

### Bedroom 2 7'9" x 14'5" (2.36m x 4.39m)

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

### Bedroom 3 5'10" x 13'11" (1.78m x 4.24m)

With window to the front aspect, wood effect flooring, radiator.

## Bathroom

Re-Fitted bathroom with suite comprising walk in shower enclosure with drench head shower, wash hand basin set in vanity unit and low level WC, tiled flooring, wood effect flooring, radiator, window to the rear aspect.

## Outside - Front

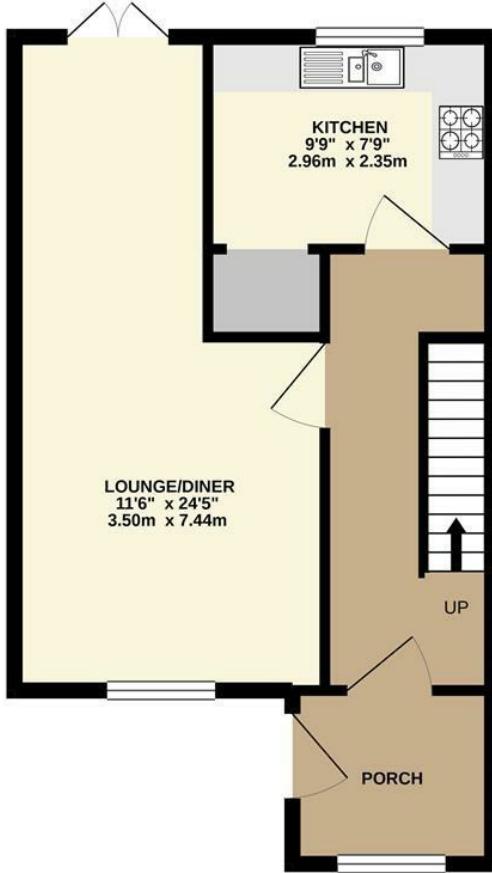
Enclosed front garden bordered by brick wall with gravel area and planted with a variety of plants/shrubs, block paved pathway leading to the front door, open space to the front.

## Outside - Rear

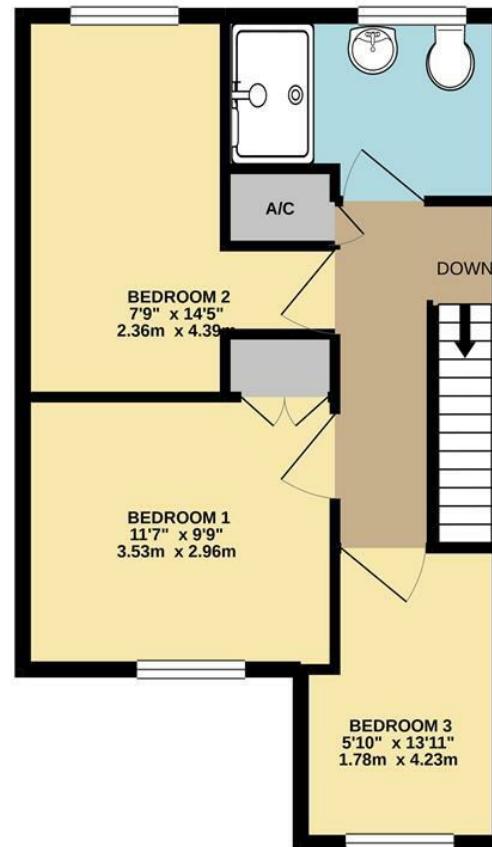
Fully enclosed rear garden with lawn and borders/containers containing a variety of plants/shrubs, block paved seating/patio area and pathway leading to gated rear access, awning, large timber built shed, outside lighting.



GROUND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



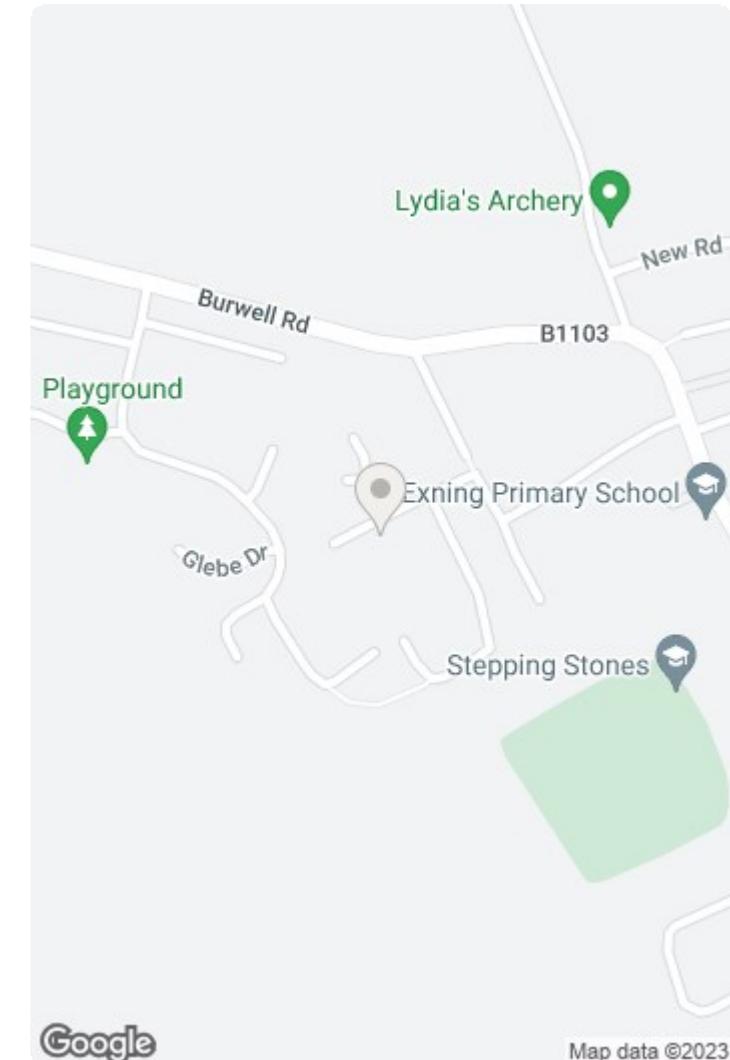
1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq ft. (85.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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	(92 plus)	A	87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus)	A	
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			

England & Wales EU Directive 2002/91/EC

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