



2 Glebe Drive
Exning, Suffolk CB8 7FQ
Offers In The Region Of £515,000

2 Glebe Drive, Exning, Suffolk CB8 7FQ

A superb four bedroom family home located in this popular well served village location forming part of a prestigious development.

Offering beautifully presented accommodation throughout comprising an entrance hall, sitting room, study, kitchen/breakfast/family room, utility room, cloakroom, four bedrooms (with en-suite to the master bedroom) and a family bathroom.

Externally benefitting from a good size fully enclosed rear garden with access to a detached double garage and driveway parking for a number of vehicles.

Early viewing is absolutely essential.

Council Tax Band E (West Suffolk)
EPC (B)

Accommodation Details

Front door with storm canopy leading through to:

Entrance Hall

With staircase rising to the first floor, understairs storage cupboard, high gloss tiled flooring, radiator, window to the front aspect, door leading through to:

Sitting Room 15'10" x 11'11" (4.83m x 3.63m)

With window to the front aspect, television connection point, radiator.

Study 10'2" x 8'10" (3.10m x 2.69m)

With window to the front aspect, radiator.

Kitchen/Dining/Family Room 10'1" x 28'1" (3.08m x 8.57)

Fitted with a quality range of matching and

modern eye level and base storage units with granite working top surfaces over, built in double electric oven, separate four ring gas hob with extractor hood above and glass splashback, integrated dishwasher and fridge/freezer, ample space for a dining table and chairs, high gloss tiled flooring, recessed lighting to the ceiling, radiators, window to rear aspect, two sets of French style doors leading out to the rear garden.

Utility Room 5'6" x 5'6" (1.70m x 1.70m)

With space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, door to the side aspect.

Cloakroom

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

First Floor Landing

with access to loft space, two useful storage cupboards, door leading through to:

Bedroom 1 12'10" x 12'2" (3.92m x 3.73m)

With window to the front aspect, double fitted wardrobe with sliding doors, radiator, door leading to:

En-Suite

Comprising shower enclosure, pedestal wash hand basin and low level WC, part tiled walls, wood effect flooring, heated towel rail, window with obscured glass to the front aspect.

Bedroom 2 11'0" x 8'9" (3.36m x 2.68m)

With window to the front aspect, double fitted wardrobe with sliding doors, radiator.

Bedroom 3 13'2" x 8'7" (4.02m x 2.62m)

With window to rear aspect, radiator.

Bedroom 4 13'0" x 8'7" (3.98m x 2.63m)

With window to rear aspect, radiator.

Family Bathroom

Four piece family bathroom with suite comprising panel bath, shower enclosure, pedestal wash hand basin, and low level WC, part tiled walls, wood effect flooring, radiator, extractor, window with obscured glass to the rear aspect.

Outside - Front

With gated access to the rear garden, outside lighting.

Outside - Rear

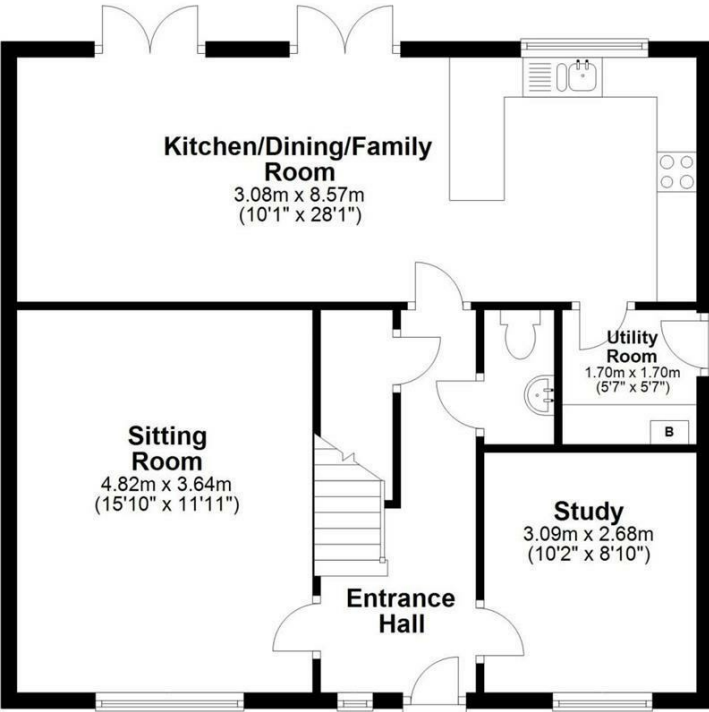
Fully enclosed rear garden predominantly laid to lawn, paved patio/seating area, paved area for hot tub (available by separate negotiation), outside lighting, outside tap, gated access leading to:

Garage

Detached double garage with up and over style doors, power and lighting, pedestrian door to the rear aspect, driveway to the front with off road parking for up to 6 cars.

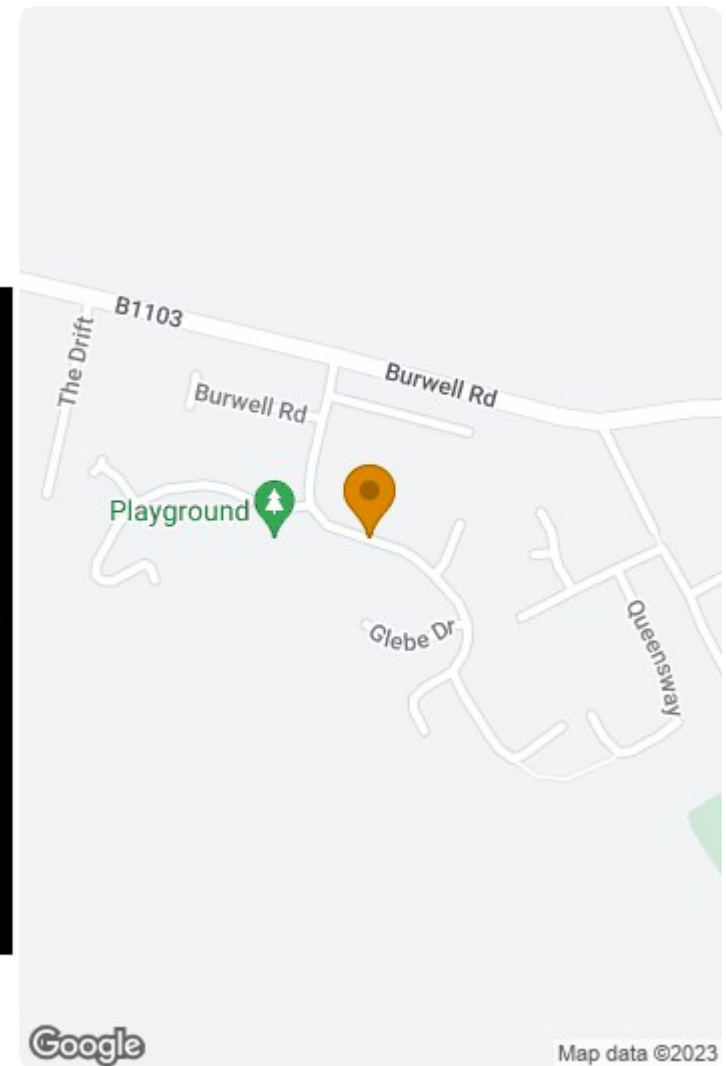
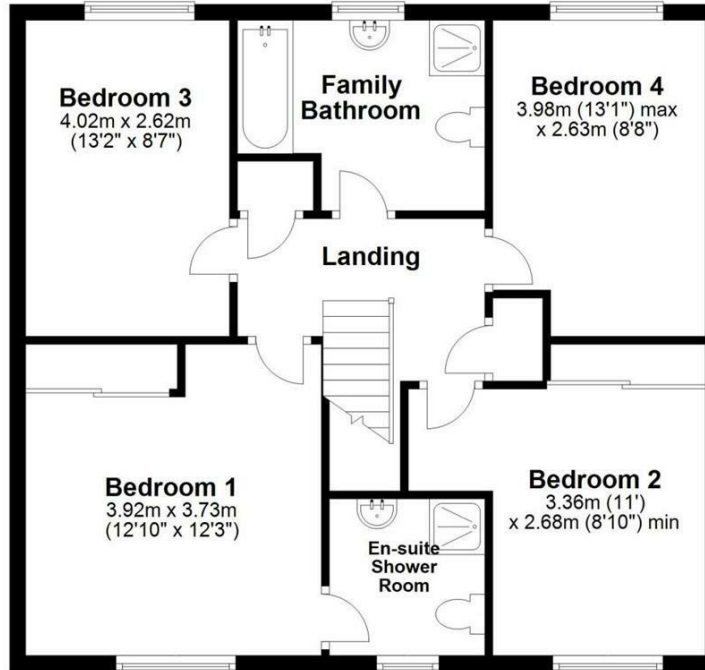
Ground Floor

Approx. 73.2 sq. metres (787.5 sq. feet)



First Floor

Approx. 69.0 sq. metres (743.2 sq. feet)



Total area: approx. 142.2 sq. metres (1530.7 sq. feet)

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	85	92	England & Wales	EU Directive 2002/91/EC

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