



**Mallard Way**  
**Exning, CB8 7FS**  
**Guide Price £380,000**

## Mallard Way, Exning, CB8 7FS

A recently constructed modern and detached family home nestling within the outskirts of this popular village.

Well planned and tastefully decorated, the property offers accommodation to include an entrance hall, living room, impressive kitchen/family room, cloakroom, three generous size bedrooms (en-suite to master) and a family bathroom.

Externally the property offers a fully enclosed rear garden and sizeable driveway with garage facilities.

### Accommodation Details:

With storm canopy and double glazed front entrance door through to the:

### Entrance Hall

Tiled flooring, radiator, staircase rising to the first floor, storage cupboard and door through to the:

### Living Room 14'4" x 11'8" (4.37 x 3.58)

Spacious living room with TV connection point, radiator and dual aspect windows to the front aspect.

### Kitchen/Dining Room 23'3" x 9'1" (7.09 x 2.79)

Fitted with a range of both eye and base level storage units and wooden working tops over, inset stainless steel sink and drainer with mixer tap and space for fridge/freezer. Built in oven, gas burner hob with extractor and dishwasher. Window and French doors to the rear aspect.

### WC 5'2" x 3'9" (1.59 x 1.15)

Low level WC, wash basin and obscured window to the front aspect.

### First Floor Landing

Window to the side aspect, storage cupboard and door through to:

### Bedroom 1 14'4" x 9'8" (4.37 x 2.96)

Double bedroom with radiator, dual aspect windows to the front aspect and door through to the:

### Ensuite

Low level WC, pedestal wash basin, walk-in shower with glass sliding doors, part tiled walls, radiator and obscured window to the front aspect.

### Bedroom 2 11'5" x 8'2" (3.48 x 2.50)

Radiator and window to the rear aspect.

### Bedroom 3 9'3" x 8'0" (2.84 x 2.46)

Radiator and window to the rear aspect.

### Bathroom

Three piece white suite comprising of a low level WC, panelled bath, pedestal wash basin, part tiled walls, heated towel rail and window to the rear aspect.

### Outside - Rear

Fully enclosed rear garden mostly laid to lawn with paved patio area, door through to the garage and side pedestrian gate.

### Outside - Front

Predominantly laid to lawn front garden area with mature shrubs and pathway leading up to the front entrance. Gravelled off-road parking to the side of the property leading up to the the garage.

### Garage

With up and over door

### PROPERTY INFORMATION

Maintenance fee - n/a

EPC - B

Tenure - Freehold

Council Tax Band - tbc

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please

refer to the floorplan

Square Meters - 92 SQM

Parking - Driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast

available, 1000Mbps download,

220Mbps upload

Mobile Signal/Coverage - Good

Rights of Way, Easements,

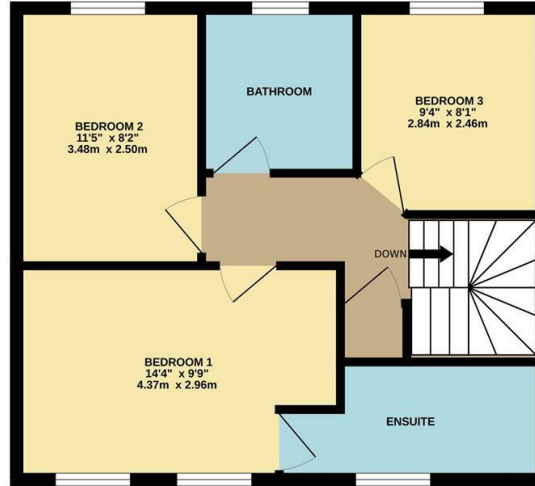
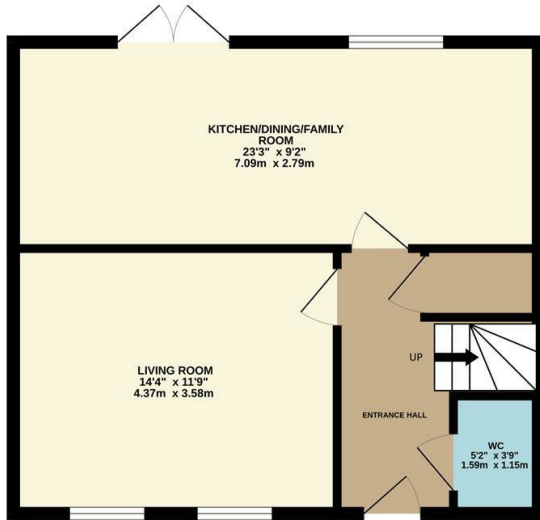
Covenants - None that the vendor is

aware of



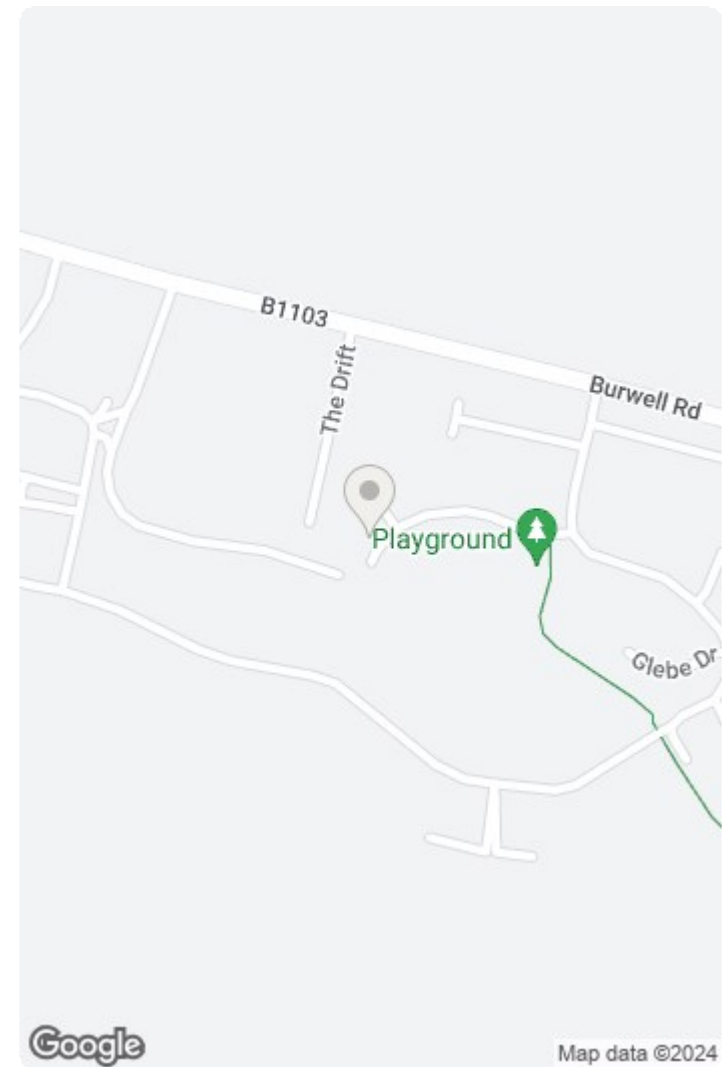
GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.

1ST FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 970 sq.ft. (90.1 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	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	83	94	England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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