3 Harraton House

Exning, Suffolk

DAVID BURR

BOSCH

3 Harraton House, Exning, Suffolk CB8 7HF

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.

An abundantly charming and particularly spacious four-bedroom house boasting a peaceful setting within the popular village of Exning. The sizeable accommodation benefits from plenty of original features such as high-ceilings, exposed original walls and ornate cast-iron fireplaces. Each room is generous in size and offers versatility with regards to how the home could be utilised. Externally offering ample parking with a driveway, garage and additional parking in front of the garage, two courtyard gardens and an established and charming main garden.

A spacious four-bedroom period home measuring in excess of 1,750 sq.ft of accommodation in Exning.

ENTRANCE HALL Door to the front aspect, understairs cupboard and a door leading out to the rear courtyard garden.

SITTING ROOM Windows to front and side aspects with an open fireplace.

DINING ROOM Windows to front and rear aspects.

KITCHEN Fitted units with worktops over and an inset sink and drainer. Window to side aspect.

CLOAKROOM Wash hand basin, WC, window to side aspect and exposed original gloss wall bricks.

REAR HALL Door and window to side aspect and exposed original gloss wall bricks.

LARDER Exposed original gloss wall bricks and ample built-in shelving.

First Floor

LANDING A lovely spacious area with a window to side aspect and a large **STORE ROOM.**

MASTER BEDROOM Windows to front and side aspects with an ornate cast-iron fireplace.

BEDROOM 2 Window to rear aspect.

BEDROOM 3 Window to rear aspect.

BEDROOM 4 Ample fitted shelving and window to front aspect.

BATHROOM A large room with a bath, wash hand basin, WC, fitted airing cupboard and window to rear aspect.

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Outside

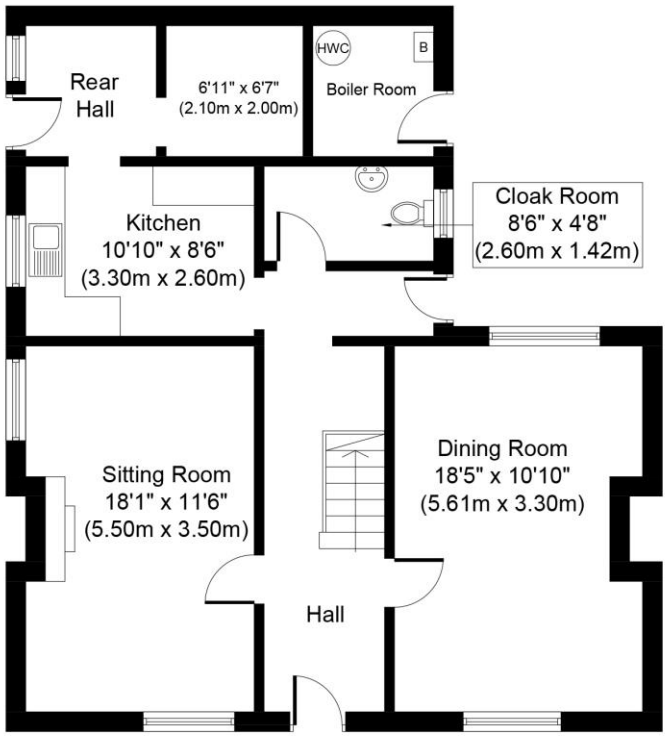
The outside space is presented in several parts with the majority of the garden being to the south-aspect of the property. The main garden is predominately lawned with a paved pathway leading from the property to the driveway parking. The rest of the main garden is abundantly charming with a wonderful selection of established trees, shrubs and plants throughout. In addition to the driveway there is a **SINGLE GARAGE** and then even more parking in front of the garage and beside. In total, it would appear that you could park up to 6-7 vehicles. The rear courtyard garden is north-east facing with access to the **BOILER ROOM**. The side garden enjoys a peaceful and private setting with a paved terrace and mature shrubs and trees.

SERVICES Gas fired central heating. Mains gas, electricity, water and drainage. Note, none of these have been tested by the agent.

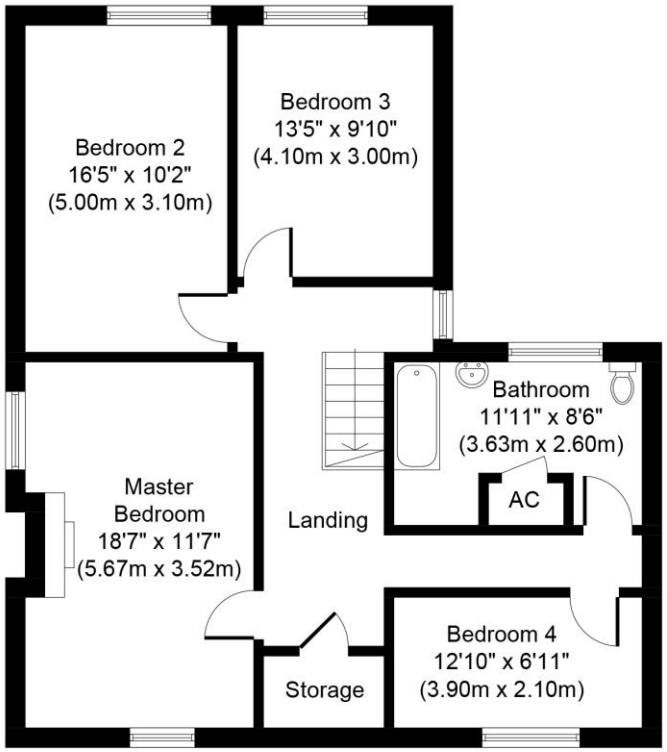
LOCAL AUTHORITY West Suffolk District Council.

EPC F.

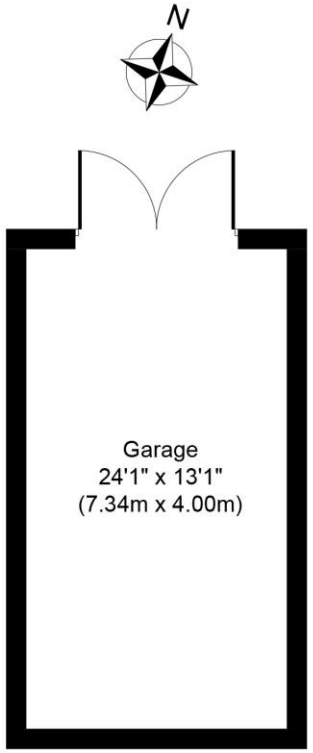
VIEWING by prior appointment only through David Burr estate agents.



Ground Floor
Approximate Floor Area
886 Sq. ft.
(82.3 Sq. m.)



First Floor
Approximate Floor Area
911 Sq. ft.
(84.6 Sq. m.)



Garage
Approximate Floor Area
316 Sq. ft.
(29.4 Sq. m.)

(Not Shown In Actual Location / Orientation)

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.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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HANS THOMA