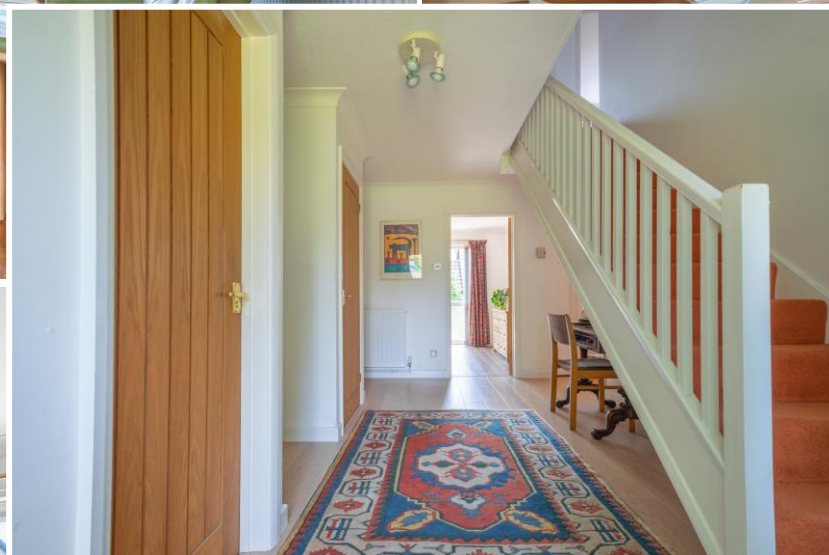




2 Brookside
Exning



2 Brookside, Exning, Suffolk CB8 7HP

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 idyllically positioned and particularly spacious five-bedroom detached house measuring over 2,000 sq.ft in the popular Suffolk village of Exning. The well-proportioned and well-presented accommodation boasts natural light flooding in to the entrance hall, four reception rooms, kitchen/dining room, utility room, cloakroom, five bedrooms and two bathrooms. Externally boasting ample driveway parking, an integral garage and delightful established gardens that wrap the entire property.

A spacious and well-presented five-bedroom house in Exning offering over 2,000 sq.ft of accommodation.

ENTRANCE HALL Window and door to front aspect, stairs rising to the first floor and fitted storage.

SITTING ROOM Parquet flooring, window to front aspect, sliding doors leading to the rear garden terrace and an inset woodburning stove.

DINING ROOM Window to rear aspect.

KITCHEN / BREAKFAST ROOM Fitted kitchen units and drawers with worktops over and an inset double sink and drainer. Integrated appliances include a double oven and hob with further space for a freestanding fridge-freezer. A breakfast bar and window to rear aspect.

UTILITY ROOM Fitted storage and worktops over with an inset sink and drainer with space and plumbing for appliances.

STUDY Window to front aspect.

GARDEN ROOM Windows to rear and side aspects with a door leading to the rear garden.

CLOAKROOM Wash hand basin, WC and window to front aspect.

First Floor

LANDING Stairs rising from the ground floor, fitted storage and loft access.

MASTER BEDROOM Window to front aspect and an **ENSUITE** which is extensively tiled with a double sized shower cubicle, wash hand basin, WC and window to front aspect.

BEDROOM 2 Fitted wardrobes and a window to rear aspect.

BEDROOM 3 Two windows to front aspect.

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BEDROOM 4 Fitted wardrobes and window to rear aspect.

BEDROOM 5 Window to rear aspect and fitted wardrobes.

BATHROOM Fitted with a bath with a shower over, wash hand basin, WC and window to side aspect.

Outside

The property is approached via the sizeable paved driveway providing parking for several vehicles and access to the **INTEGRAL GARAGE**. The remaining front aspect is predominately lawned with a wonderful selection of mature trees, shrubs and plants. The front garden organically leads on to the side garden that is sizeable and offers a particularly tranquil atmosphere. The rear garden is also mainly lawned with a paved terrace, vegetable garden and greenhouse with mature hedging and a wonderful arrange of shrubs and plants throughout.

SERVICES Gas fired central heating. Mains water, drainage, gas and electricity. The 16 owned outright solar panels offer 17 pence per kWh and generate approximately £700 to £800 per year and recently two solar batteries have been installed. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND E.

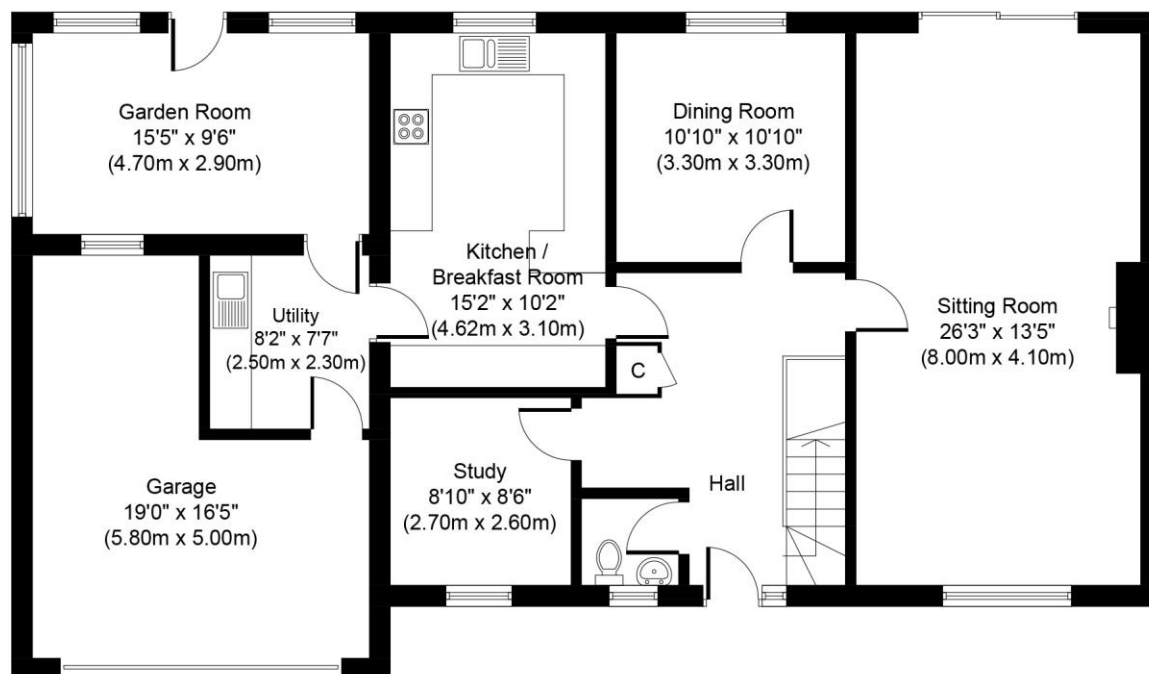
TENURE Freehold.

WHAT3WORDS insiders.pocketed.seagulls

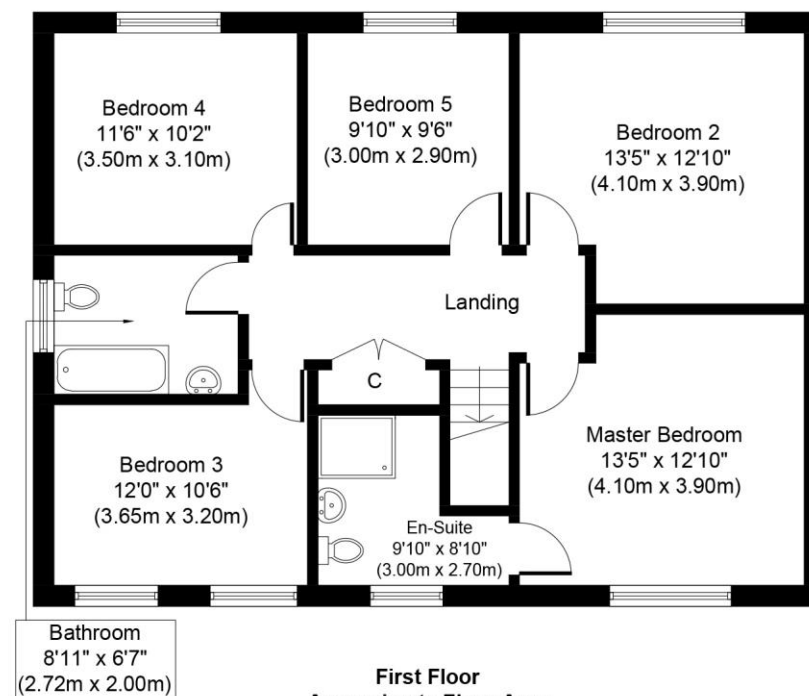
EPC tbc.

VIEWING by prior appointment only through David Burr estate agents.





Ground Floor
Approximate Floor Area
(Including Garage)
1421 Sq. ft.
(132.0 Sq. m.)



First Floor
Approximate Floor Area
925 Sq. ft.
(86.0 Sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

