



37 Mallard Way

Exning, Newmarket, Suffolk, CB8 7FS

Guide Price £375,000



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Exning

Exning is a popular village on the Suffolk/Cambridgeshire border on the outskirts of Newmarket (approx. 2 miles). It is next to the A14 providing excellent transport links to Cambridge, Bury St. Edmunds, M11 and A11, plus the USAF military bases at Mildenhall and Lakenheath. There is good public transport and a railway station in Newmarket. The village offers a good range of local amenities including primary school with excellent Ofsted rating, 3 public houses, a post office, hairdressers, and other local shops. Local doctors' surgery and many other facilities are in Burwell, just a 2-minute drive away. The nearby horseracing town of Newmarket provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants, and leisure facilities including health clubs, a swimming pool and golf club.

Description

Well presented and spacious 3-bedroom detached family home, situated on this popular newly built development and which benefits from gas central heating, double glazing, WC, Ensuite, Kitchen with appliances, Utility Room, single garage with two parking spaces and EV charging point, solar panels with inverter and a good sized rear garden. Early viewing recommended.

Entrance Hall - A welcoming entrance featuring a part double-glazed door and a double-glazed window to the front. Stairs lead to the first floor, with useful under-stairs storage housing the fuse box and solar panel switch. The hall includes a radiator, central heating thermostat, and a ceiling light point.

WC - 1.37m x 1.75m (4'6" x 5'9")

A convenient ground floor cloakroom with a low-level WC, pedestal wash basin with mixer tap, radiator, extractor fan, and ceiling light point.

Living Room - 3.81m x 3.43m (12'6" x 11'3")

A bright and comfortable living space, featuring a double-glazed window to the front aspect fitted with elegant shutters. Complete with a radiator and ceiling light point, this room offers a perfect area for relaxation.

Kitchen Diner - 5.33m x 2.77m (17'6" x 9'1")

The heart of the home, this open-plan kitchen diner is flooded with natural light from double-glazed windows and patio doors to the rear garden, all fitted with stylish shutters. The kitchen is well-appointed with a range of base and wall units, work surfaces, and a one and a half bowl sink with mixer tap. Integrated appliances include a fridge freezer, dishwasher, an AEG single oven with a 4-burner gas hob, splashback panel, and an AEG stainless-steel extractor canopy. The space also benefits from a radiator and spotlights, creating an ideal setting for cooking and entertaining.

Utility Room - 1.7m x 1.75m (5'7" x 5'9")

Practical utility space with a double-glazed window to the side aspect. It offers plumbing and space for an automatic washing machine and tumble dryer. The room houses an Ideal Logic gas-fired boiler serving central heating and hot water, along with a radiator and ceiling light point.

Landing - The first-floor landing features a double-glazed window to the side aspect, a mains wired fire alarm, and a ceiling light point. Two built-in cupboards provide ample storage with hanging rails and shelving.

Bedroom 1 - 3.86m x 3.15m (12'8" x 10'4")

A generous main bedroom with a double-glazed window to the front aspect, fitted with shutters. This room includes a radiator, a built-in double wardrobe with sliding mirror-fronted doors, a central heating thermostat, and a ceiling light point.

Ensuite - 1.65m x 1.7m (5'5" x 5'7")

Accessed from the main bedroom, this modern ensuite comprises a corner shower cubicle, a pedestal wash basin with mixer tap, and a low-level WC. Double-glazed windows to the front and side aspects, a heated towel rail, tiled splash areas, spotlights, and an extractor fan complete this space.

Bedroom 2 - 2.74m x 2.82m (9'0" x 9'3")

A comfortable bedroom with a double-glazed window to the rear aspect, fitted with shutters. Features include a radiator and a ceiling light point.

Bedroom 3 - 2.51m x 2.79m (8'3" x 9'2")

Another well-proportioned bedroom with double-glazed windows to the side and rear aspects, a radiator, and a ceiling light point.

Bathroom - 1.76m x 2.04m (5'9" x 6'8")

The family bathroom includes a double-glazed window to the side aspect, a pedestal wash basin, and a low-level WC. A panelled bath with mixer tap and a Mira electric shower and screen over, tiled splash areas, a heated towel rail, and an extractor fan ensure comfort and convenience.

Outside

The property benefits from a canopied entrance door to the side, with gas and electric meter cupboards. The front features a small area of shrubs and grass. To the side, a driveway provides off-road parking for two vehicles and includes an EV charging point. This leads to a larger-than-average single garage with an up-and-over door, power, and light, and a personal door to the rear garden. The good-sized rear garden offers a patio, an outside tap, brick walling, and timber fencing to boundaries. The garage also features solar panels on the roof with an EcoFlow converter.

Property Information

Local Council: Suffolk - Council Tax Band D

The property is freehold with registered title SK435585

Flood risk is very low.

All main utility services are connected.

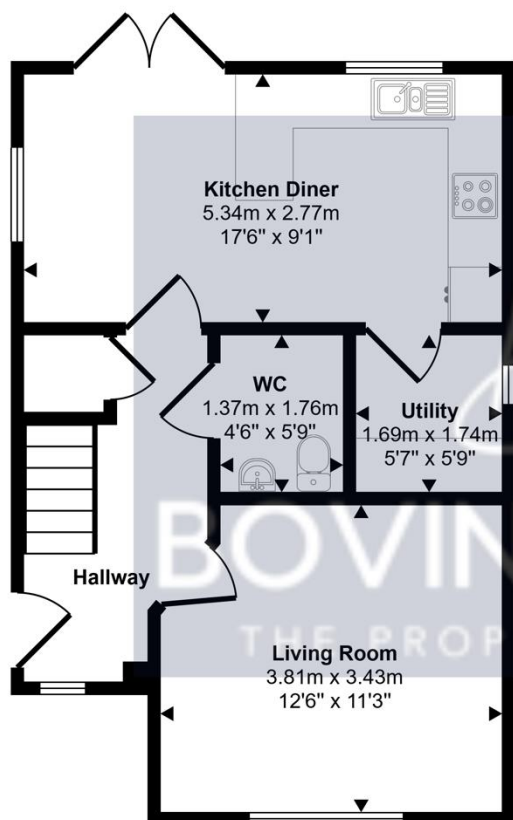
There are no restrictive covenants, wayleaves, easements or rights of way.

Estimated Broadband speeds are Standard 16 mbps, Superfast 61mbps & Ultrafast 900mbps.

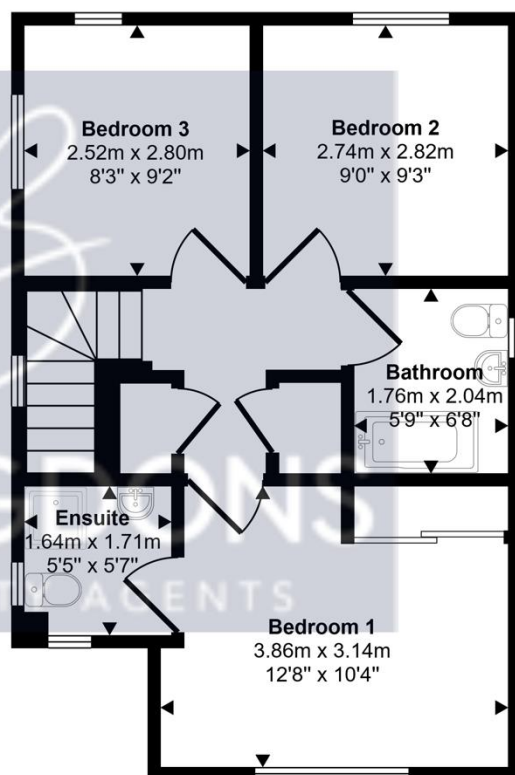




Floor Plan



Ground Floor
Approx 42 sq m / 450 sq ft



First Floor
Approx 43 sq m / 459 sq ft

Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing

Please contact our Soham Office on 01353 725723 if you wish to arrange a viewing appointment for this property or require further information.

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