



6 Shepherd Close
Exning, Suffolk

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6 Shepherd Close, Exning, Newmarket, Suffolk, CB8 7PG

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 immaculately presented large four-bedroom detached home on the edge of the sought-after village of Exning. The modern light feel of the property is complimented by its large plot, which is approaching 0.5 acres. Internally, the property benefits from a modern open plan kitchen/dining room with four spacious bedrooms upstairs. The outside of the property is an enjoyable asset with paved driveway parking for several vehicles, a large double garage, a charming front garden and a beautiful rear garden that offers a large amount of privacy and versatility.

A large four-bedroom detached property on the outskirts of the ever-popular village of Exning.

Ground Floor

ENTRANCE HALL With stairs leading to the first floor and doors to the kitchen breakfast room, sitting room, study and WC.

KITCHEN/BREAKFAST ROOM Fitted with a stylish, modern open plan kitchen complete with large island and stunning worktops. Matching base and wall units bring storage in abundance. The space is finished off with fully integrated appliances including oven, microwave oven, full height fridge and matching full height freezer, as well as a dishwasher. The island has a full 5-ring gas burner ventilated by an overhead extractor. The beautiful tiling underfoot is complimented by underfloor heating which flows through all of downstairs. Finally, there are windows to both the front and rear aspect, the first of which is fitted with shutters and the latter of which has the sink looking out onto the wonderful gardens.

UTILITY Base units to match those from the kitchen with quartz worktops over top and additional sink with drainer. There is ample space and plumbing for appliances such as washing machine and tumble dryer. Glazed door leading out to the rear gardens.

SITTING ROOM Large space with patio doors leading to the rear garden, glazed either side. The room is complete with a media wall and electric fireplace as well as built in storage to both sides.

STUDY With large window to the front aspect of the property.

CLOAKROOM Complete with hand wash basin and WC.

First Floor

LANDING With loft access, airing cupboard and doors leading to the four double bedrooms and family bathroom.

BEDROOM 1 With window to the rear aspect, walk in wardrobe complete with fully fitted hanging space and a further door leading to the **ENSUITE**. The fully tiled space contains a full-size shower cubicle, hand wash basin with mixer tap and WC, finished off with heated towel rail and electric razor socket as well as frosted window to the side aspect.

BEDROOM 2 With window to the front aspect, complete with large built-in wardrobe and door leading to the second **ENSUITE**. Similar in scheme to bedroom 1's ensuite, this fully tiled space includes a shower cubicle, hand wash basin with mixer tap and WC also finished off with heated towel rail and electric razor socket. There is a frosted window to the rear aspect of the property.

BEDROOM 3 With large built-in wardrobe as well as window to the front aspect complete with fitted shutters.

BEDROOM 4 With window to the front aspect of the property complete with fitted shutters.

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FAMILY BATHROOM Fully tiled space with separate bath and shower cubicle. The bath is finished with a hand shower. The bathroom is complete with hand wash basin and WC as well as a window to the front aspect fitted with shutters.

Outside

The property is approached by a large, sweeping block paved driveway. This provides ample parking in front of the double garage complete with light and external power. The remainder of the front garden is laid to lawn with a selection of established shrubs finishing off the look. The rear garden has a large decked area off the immediate back of the property. This provides multiple seating areas, and is complimented by the outdoor kitchen. The remaining large rear garden is laid to lawn with a number of plants and trees completing the properties well-manicured look.

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

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND F. (£3,103.98 per annum).

TENURE Freehold.

EPC B.

WHAT3WORDS transmitted.sized.cheaper

COMMUNICATION SERVICES (source Ofcom):

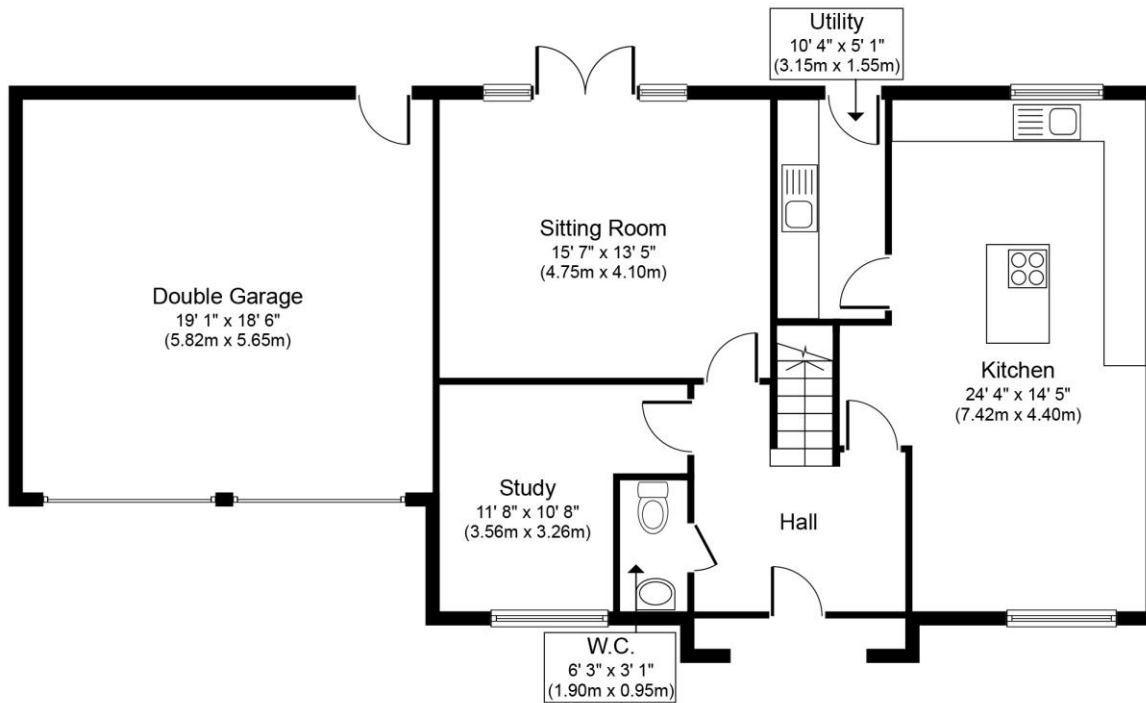
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Likely with all major network providers.

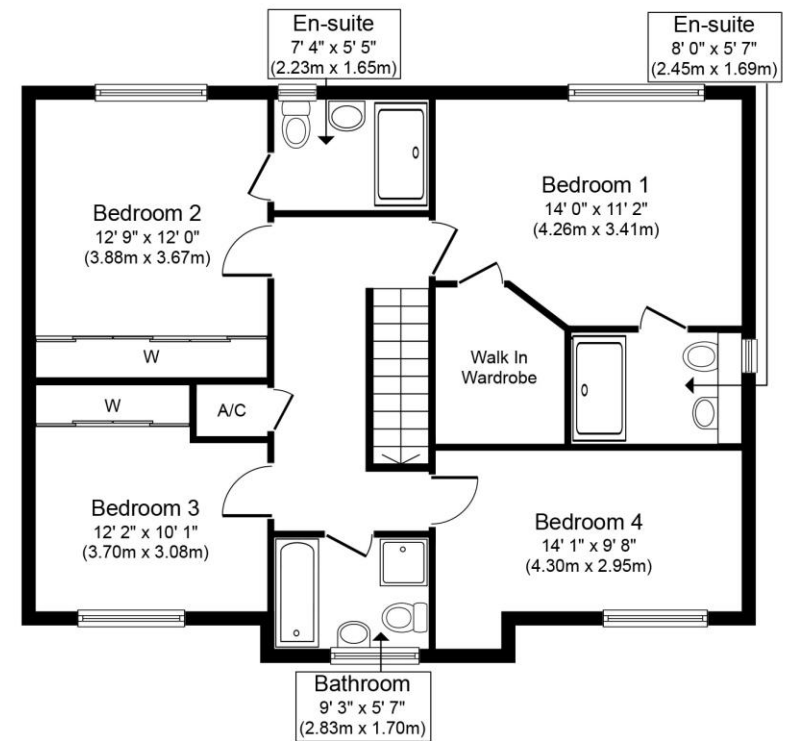
VIEWING by prior appointment only through David Burr Estate Agents.

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Ground Floor
Approximate Floor Area
1,186 sq. ft.
(110.2 sq. m.)



First Floor
Approximate Floor Area
823 sq. ft.
(76.4 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.

