



La Grange Place, Exning, Newmarket, Suffolk

Pocock + Shaw

7 La Grange Place
Exning
Newmarket
Suffolk
CB8 7HE

An individual 3 bedroom period property forming part of La Grange place, set back from the road to the rear of a pretty terrace of Victorian homes located close to the village playing field and local amenities. The house abuts a period barn to the rear and is offered with no chain and benefits from a double aspect living room with wood flooring, a generous fitted kitchen/dining room and a ground floor bathroom. features include 3 bedrooms and ensuite shower room on the first floor, a garage and a walled garden.

Offers in Excess of £275,000



Location Exning lies immediately to the north of Newmarket town boundary and offers a range of facilities including shops, nursery school, primary school, post office, public houses together with a regular bus service. There is easy access to the A14 dual carriageway which interconnects with many of the region's principal traffic routes with Cambridge and Bury St Edmunds both some 13 miles distant.

Accommodation

Entrance hall with a part glazed entrance door.

Kitchen/dining room 13'7" x 11'6" (4.13 m x 3.51 m) with a range of fitted base and wall mounted units, integrated eye level oven and grill, 4 burner gas hob with extractor hood over, integrated fridge/freezer and dishwasher, under stair cupboard, tiled flooring, recessed ceiling spotlights, opening leading to the stairs to the first floor.

Living Room 16'6" x 13'0" (5.04 m x 3.97 m) a double aspect room with wood flooring, recessed ceiling spotlights and a pair of French doors leading to the garden.

Bathroom 8'7" x 6'0" (2.62 m x 1.83 m) with a white suite comprising a bath, hand basin and low level WC, recessed ceiling spotlights, tiled flooring.

First Floor

Landing

Bedroom 1 12'2" x 11'0" (3.71 m x 3.35 m) a double aspect room.

Ensuite Shower Room with a walk in shower cubicle, hand basin and low level WC.

Bedroom 2 11'0" x 8'6" (3.35 m x 2.58 m) with recessed ceiling spotlights.

Bedroom 3 9'6" x 6'0" (2.90 m x 1.83 m)

Outside The property forms part of La Grange Place which is a group of Victorian homes arranged around a shared courtyard and located close to the centre of the village and within walking distance of the local amenities and the village playing field.

A pedestrian access leads to the front of the the property via a driveway owned by No 59 Chapel Street and No 6 La Grange Place. At the front of the house is a courtyard shared with the terrace of houses.

To the side of the property is an enclosed walled garden laid to lawn and with a paved patio area and a pedestrian side gate.

Garage To the left hand side of the property is a single garage with a pair of wooden doors and which is attached to an adjoining garage. The vehicular access appears to be via a driveway to the left leading to the recreation ground and playing field.

Agents' note The agent understands there is a shared pedestrian access to the front of the house and a shared vehicular access to the garage, prospective purchasers are advised to make there own enquiries via a solicitor to confirm this.

Services and Tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is in a conservation area and in a low flood risk area.

The property has a registered title.

Internet connection, basic: 20Mbps, Superfast 80 MBps, Ultrafast: 1000Mbps.

Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax C West Suffolk District Council

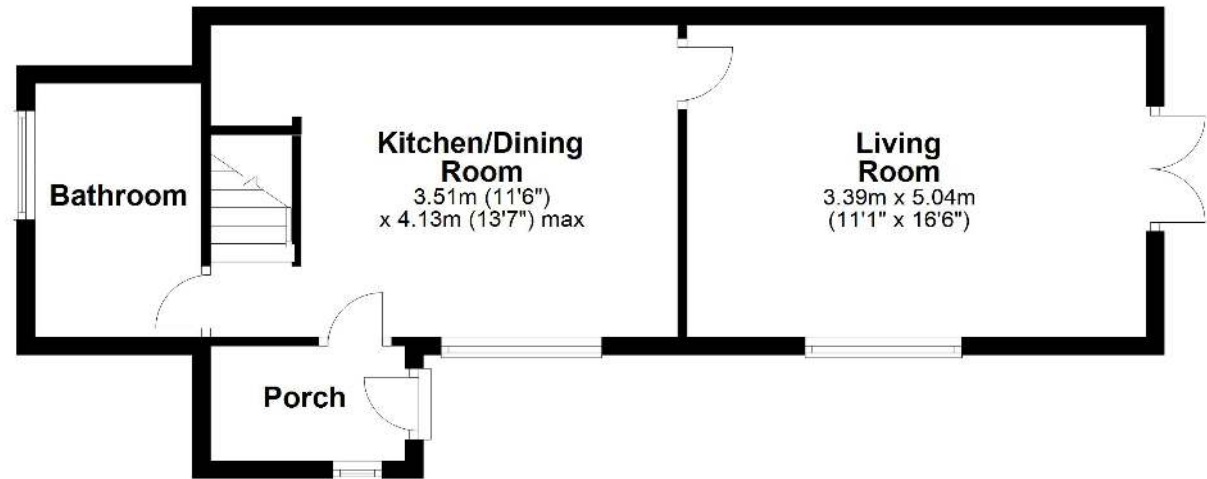
Viewing By Arrangement with Pocock + Shaw PBS





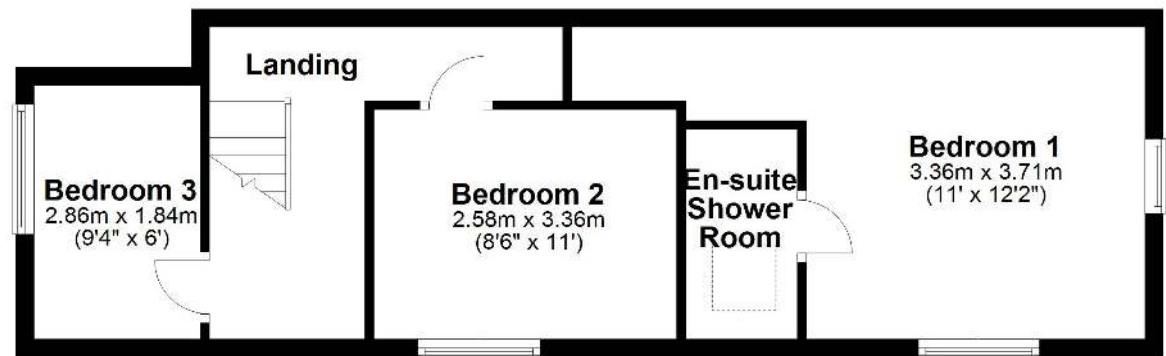
Ground Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.1 sq. feet)



Total area: approx. 84.2 sq. metres (906.6 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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