



WHATLEY LANE



# 16 Glebe Drive

Exning | Newmarket | Suffolk



GLEBE DRIVE

# 16 Glebe Drive

## Exning| Suffolk

- Spacious and Impressive Family Home
- Five Bedrooms and Three Bathrooms
- Large Kitchen Breakfast Room
- Easy Access to the A14 and Cambridge
- Built in 2007
- Bright and Spacious Property
- Popular Village Location
- Allocated Parking and a Double Garage
- No Onward Chain
- Large Enclosed Rear Garden

## Modern Five Bed Family Home, within a popular New Development.

This impressive detached family home is stylish and spacious. Set within a newly constructed development in the Village of Exning.

Exning lies just North of Newmarket and is within easy reach of the A14 . With a great mix of shops, local pubs, a post office, church and very well regarded primary school.





# Accommodation

With approximate measurements

This contemporary property offers extensive accommodation arranged over three floors to include a sizeable L shaped kitchen/dining room, sitting room, study, cloakroom, spacious landing area, five bedrooms (two en-suites) and a family bathroom.

Externally the property offers extensive parking, a detached double garage and a fully enclosed garden.

## Kitchen/ Breakfast Room 24'7" x 15'5" (8.3m x 4.8m)

An impressive and Open Plan Kitchen and Breakfast Room.

Fitted with a contemporary range of eye level and base storage units with working top surfaces over, inset sink unit, tiled splashbacks, built in oven with gas hob and extractor hood over, integrated fridge/freezer, dishwasher, washing machine, tiled flooring, and spotlights to ceiling.

Double doors leading out to the Garden.





### **Lounge 11'3" x 10'2" (3.43m x 3.10m)**

Currently being used as a Library/ Study area. With bay window to the front aspect, tiled flooring, feature wall and a radiator.

### **Living Room 15'7" x 9'2" (4.8m x 2.2m)**

A large and spacious Living Room. Front aspect bay window, carpet and radiator, TV Aerial point.

### **Cloakroom/ WC**

Comprising of a wash hand basin and low level WC, extractor fan.



### **Bedroom Two 13'8" x 9'2" (4.2m x 2.8m)**

A large double bedroom. Rear aspect window, overlooking the garden. Carpet and radiator. Door leading to the En Suite. Pendant lighting.

### **En Suite 7'5" x 7'3" (2.26 x 2.21)**

Jack and Jill Style En Suite. Comprising of a shower cubicle, wash hand basin, part tiled walls, wood effect flooring, spotlights to ceiling, radiator, window with obscured glass to the rear aspect.

### Bedroom Three 11'10" x 11'5" (3.61m x 3.48m)

With a window to the rear aspect, built in cupboard, radiator, access and door to the shared En-suite bathroom.

## Second Floor

### Bedroom Four 11'10" x 11'5" (3.61m x 3.48m)

With a window to the front aspect, radiator and carpet. Currently being used as Home Study.

### Bedroom Five 9'10" x 8'11" (3.0m x 2.72m)

A generous sized bedroom with window to the front aspect, radiator and carpet.

## Third Floor

### Master Bedroom 9'10" x 8'11" (3.0m x 2.72m)

A generous sized bedroom taking up the entire third floor. A spacious and impressive master bedroom. With two dormer windows to the front aspect, Velux window to the rear aspect, carpet and built in wardrobes. Leading to an En Suite ; comprising of a shower cubicle, low level WC, wash hand basin, part tiled walls, wood effect flooring, radiator, Velux window to the rear aspect.





Fully enclosed rear Garden.

## Outside

The front garden predominantly laid to lawn, pathway to front door, gated access to rear garden, driveway with access to a double Garage. With up and over style door, power and lighting.

To the rear is a fully enclosed large garden, laid to lawn with a patio area, ideal for outside entertaining.



## Discover Suffolk

Exning lies just outside of Burwell and Newmarket. In Exning there is butchers, bakers, GP surgery, sports centre, library and petrol station and even a haberdashery! The landmark is a working windmill built 1820. Excellently located within a commuter triangle of Newmarket, Ely and Cambridge. Also, nearby is Anglesey Abbey and Wyken Fen, ideal for many countryside pursuits. Newmarket have a wider range of shopping, educational and recreational facilities. The mainline rail link to London's Kings Cross (55mins) is easily accessible via Cambridge North Station

Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

Bury St. Edmunds is an extremely attractive and prosperous market town located in the heart of Suffolk. The A14 gives fast access to the east coast ports, Ipswich, Cambridge, the Midlands and to Stansted and Cambridge Airports, as well as London via the M11.

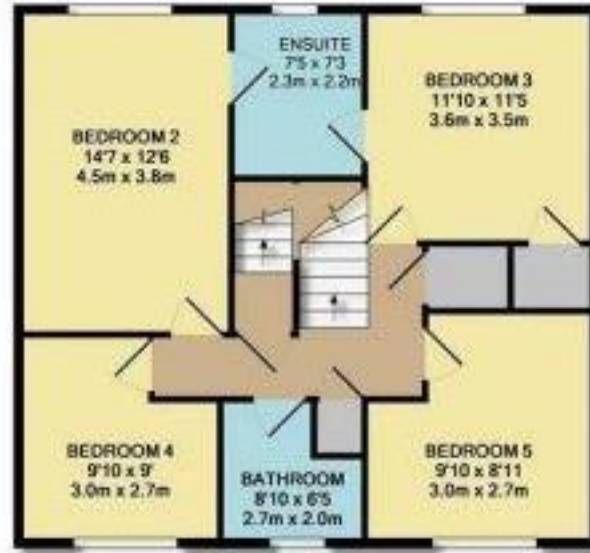


# Floorplan

Approximate Gross Internal Area (GIA) = 2106 ft<sup>2</sup> (198.0 m<sup>2</sup>)



GROUND FLOOR  
APPROX. FLOOR  
AREA 713 SQ. FT.  
(66.3 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 896 SQ. FT.  
(84.7 SQ. M.)  
TOTAL APPROX. FLOOR AREA 2106 SQ. FT. (195.7 SQ. M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 696 SQ. FT.



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— LANE —

# Situation



Newmarket 3 miles  
Bury St. Edmunds (A14) 18 miles  
Cambridge 12 miles



Aldeburgh (Suffolk Heritage Coast) 75 mins / 40 miles



From Cambridge North Station  
London Liverpool Street (1hr 20 mins)  
London Kings Cross (55 mins)



London Stansted Airport (70 mins / 40 miles)  
Cambridge International Airport (60 mins / 40 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.  
PRIVATE includes: Old Buckingham Hall (3-13); Culford School (1-19); South Lee School (2-13).  
STATE includes: Cockfield CEVC Primary School (4-11); Thurston Community College (11-18).  
University of Suffolk at West Suffolk College - Further Education.

# General Information

## Tenure

The property is offered for sale FREEHOLD with vacant possession upon completion.

## Services

Mains water, drainage, electricity. Gas-fired central heating with electric underfloor heating. Broadband internet. AGENT'S NOTE: none of these services have been tested.

## Viewing arrangements

Strictly by prior appointment through the landlord's sole agent: Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

## Directions (IP30 ONG)

From Newmarket take the B1103 towards the Village of Exning. Take the turning on your left hand side to Glebe Drive. The property will be on your right, past the Playground. Signposted by our Board.



## Bury St. Edmunds

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+44 (0) 1284 765 256  
bury@wlea.co.uk

## Newmarket

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[www.wlea.co.uk](http://www.wlea.co.uk)

[www.rightmove.co.uk](http://www.rightmove.co.uk)

[www.countrylife.co.uk](http://www.countrylife.co.uk)

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