

On the instructions of the Diocese of St Edmundsbury & Ipswich

An early 20th century, well proportioned three-bedroom detached house with large rear garden, that now requires updating, set along Exning Road just a short distance from the town centre.

Guide Price

£460,000 Freehold

Ref: P7591/J

28 Exning Road

Newmarket

Suffolk

CB8 0AB



Entrance porch, entrance hall, sitting room, dining room/study, 17' kitchen/breakfast room, conservatory and cloakroom.

Two double bedrooms, a single bedroom, bathroom, separate shower room and box room.

Garage and driveway.

Large rear garden.

No forward chain.

Contact Us



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Location

The property will be found along Exning Road, within walking distance of the centre of Newmarket which has excellent local amenities and is a stone's throw from the world famous Tattersall's Sales Ring.

Newmarket is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing and Jockey Club Estates training centre with two racecourses. At the junction of the A11 and the A14, road access to all areas of the country is good.

The market town of Bury St Edmunds (12 miles) and the University City of Cambridge (13 miles), which both have good rail and bus access from Newmarket, offer a wide range of additional shopping and entertainment amenities. The town itself has a wide range of shopping facilities. There is an independent preparatory school in the town and there are excellent schools in the area, particularly Cambridge. London and Stansted Airport are within easy reach by road or train.

Description

The property comprises a spacious and well proportioned three-bedroom house, that we believe originally dates from the early 20th century, set along Exning Road just a short distance to the north-west of the centre of Newmarket.

The property offers spacious and well proportioned accommodation that extends to just over 1,600 sq. ft (150 sqm) in all and comprises an entrance porch, entrance hall, sitting room with bay window and coal affect gas fire, dining room/study, 17' kitchen/breakfast room, conservatory and cloakroom on the ground floor.

On the first floor there are two good size double bedrooms, a third small double/single bedroom, a bathroom, separate shower room and box room.

Outside there is a driveway to the front of the property, that is sufficiently large enough to park up to three vehicles, together with a detached single garage.

At the rear there are two separate patio areas, that can be directly accessed from the kitchen/breakfast room and conservatory, together with a large garden, that is mainly laid to grass for ease of maintenance, but with a number of established trees that provide a good degree of privacy.

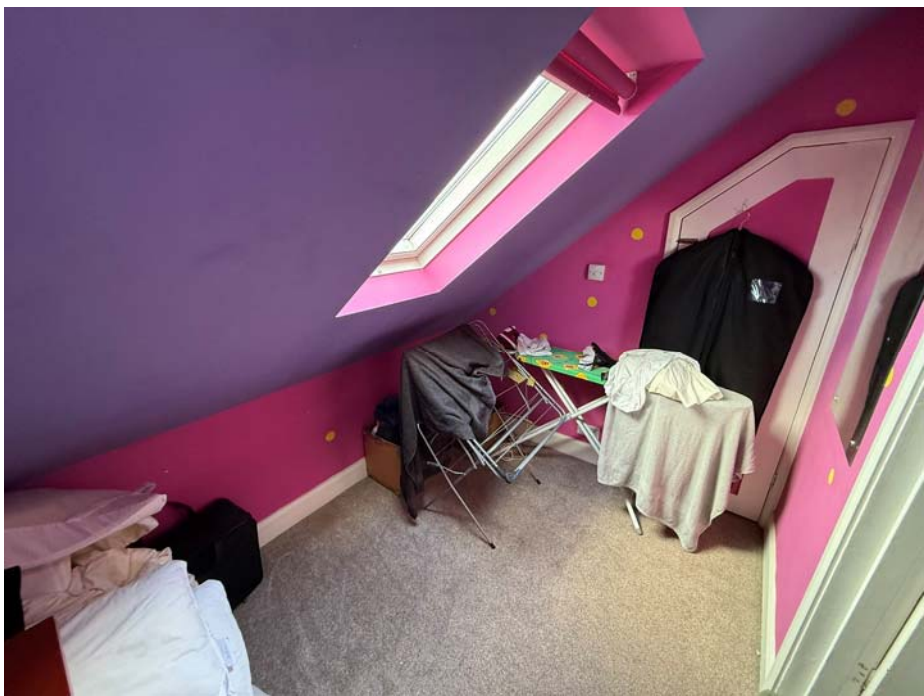
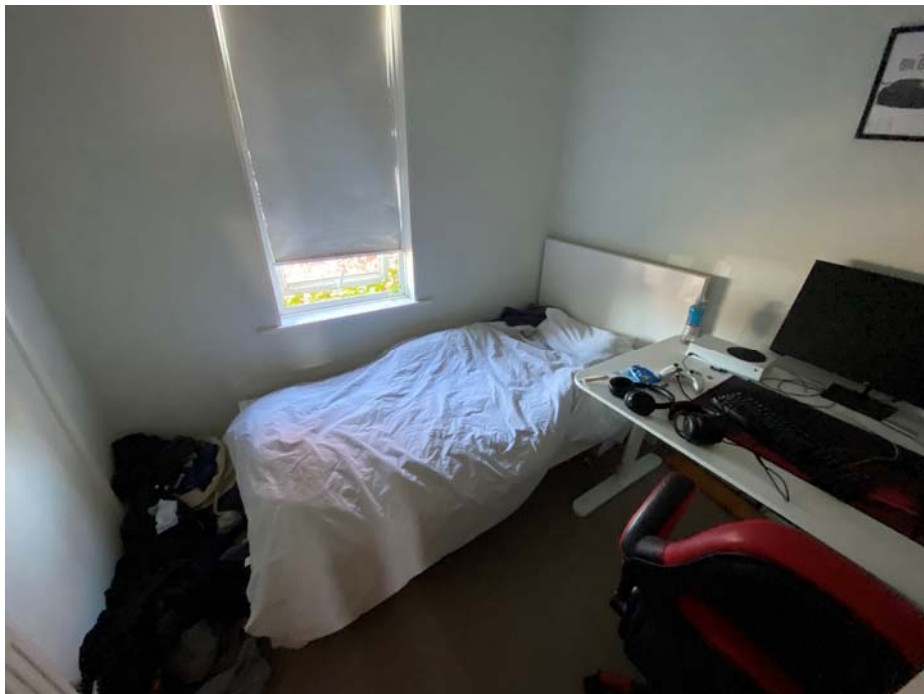
The property has been let for a number of years, and whilst it benefits from a relatively modern gas-fired boiler and UPVC double glazing, it now warrants some updating and improvement throughout - in particular the conservatory, which is of timber frame construction and coming to the end of its economic life, together with, potentially, extending and reconfiguring the accommodation to the rear - subject to the necessary consents.

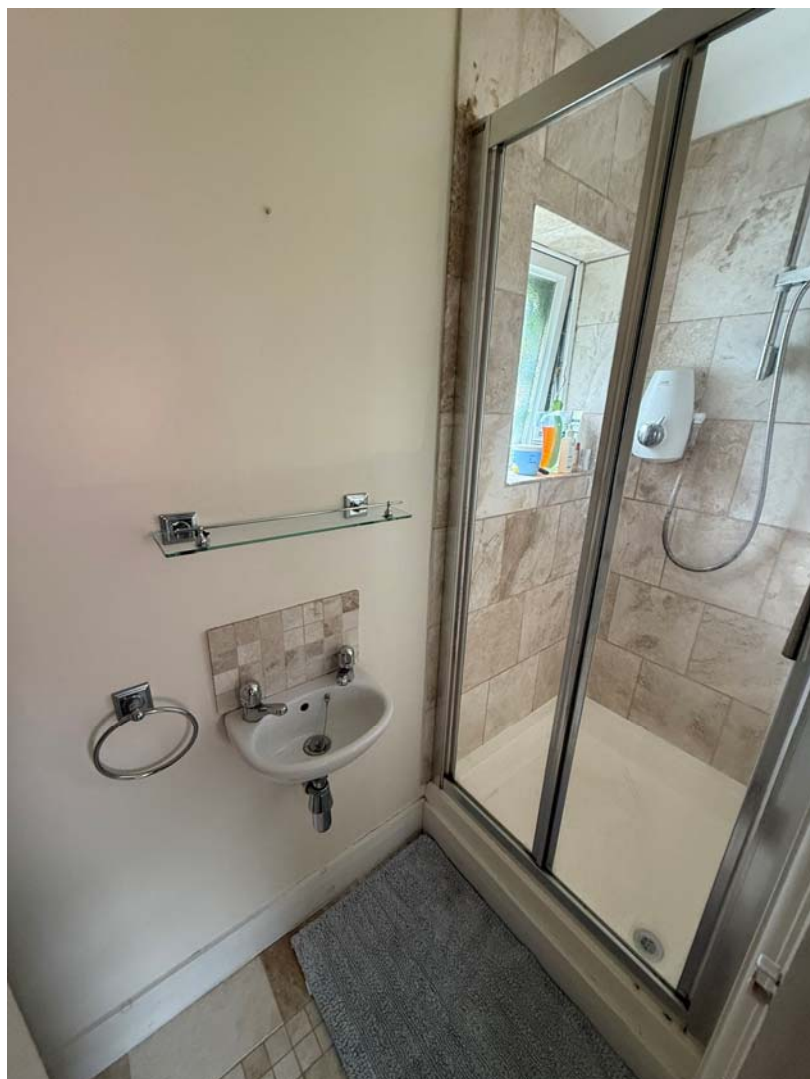










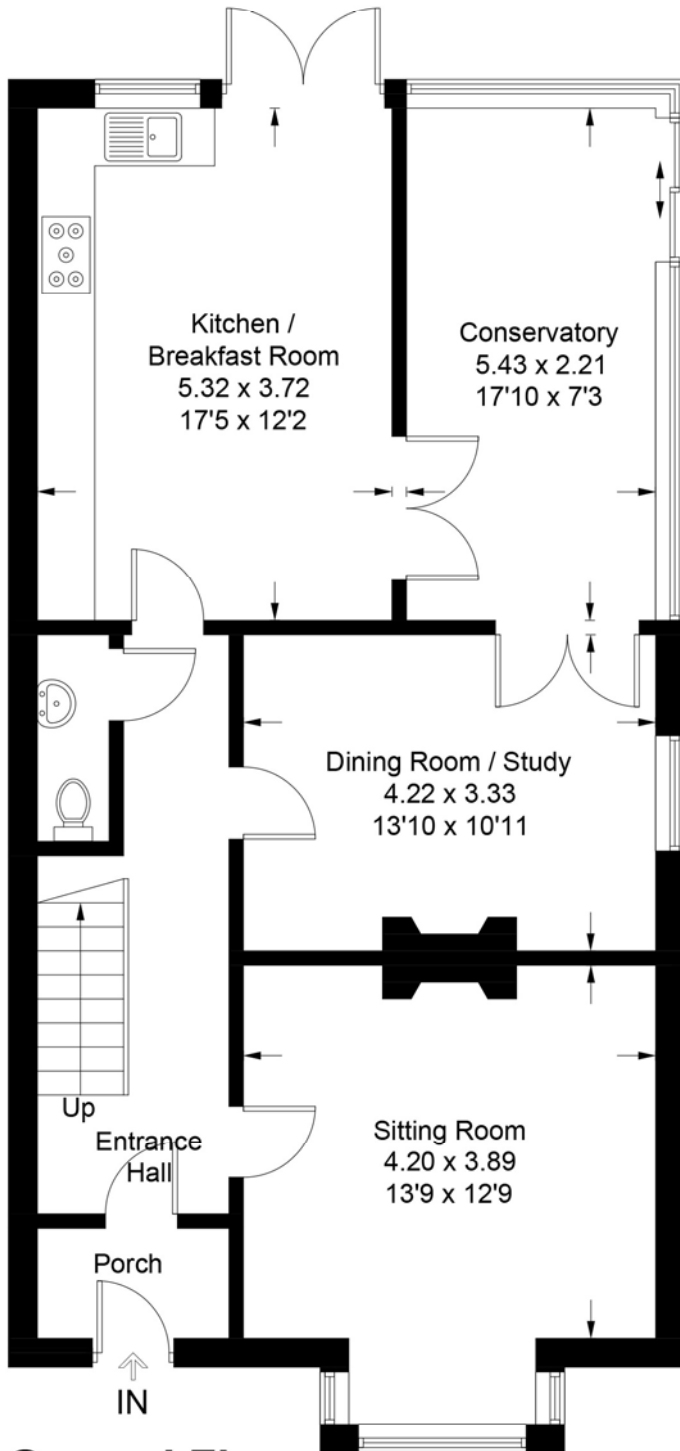




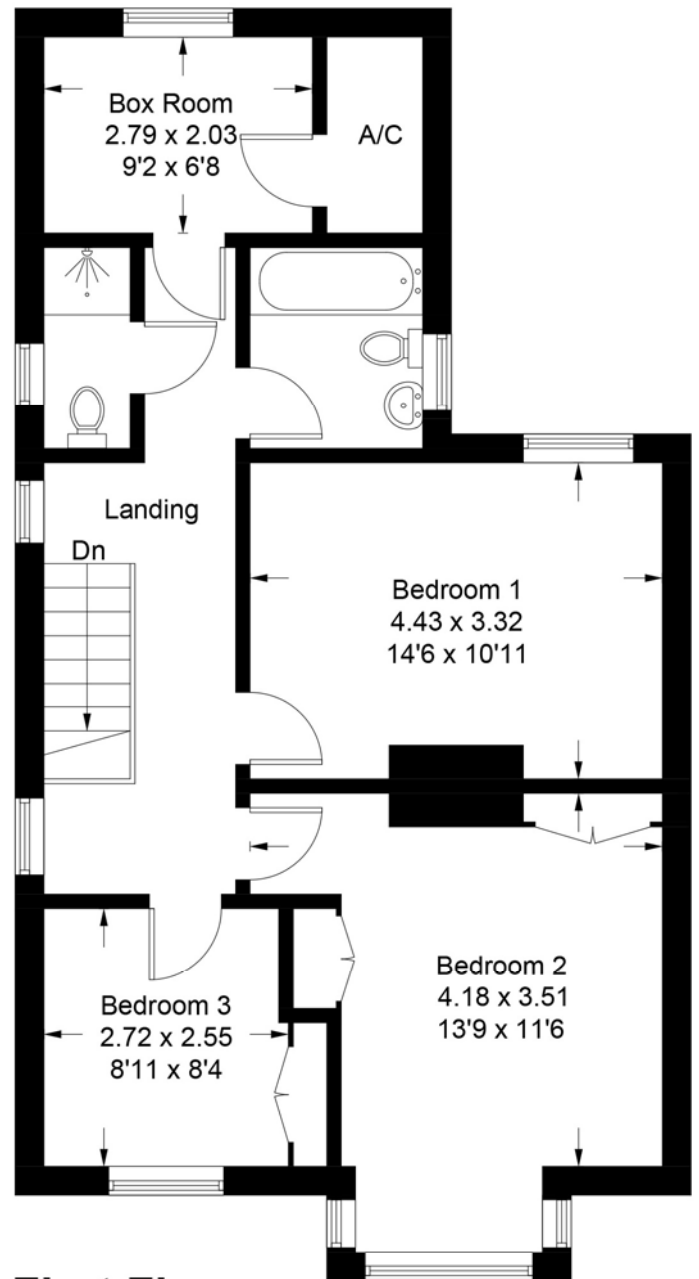


28 Exning Road, Newmarket

Approximate Gross Internal Area = 152.0 sq m / 1636 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223648)



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas connected. Gas-fired boiler serving the central heating and hot water systems.

Broadband To check the broadband coverage available in the area click this link –
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phones To check the mobile phone coverage in the area click this link –
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = E (Copy available from the agents upon request).

Council Tax Band E; £2,830.42 payable per annum 2025/2026

Local Authority West Suffolk Council; West Suffolk House, Western Way, Bury St Edmunds IP33 3YU
01284 763233

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

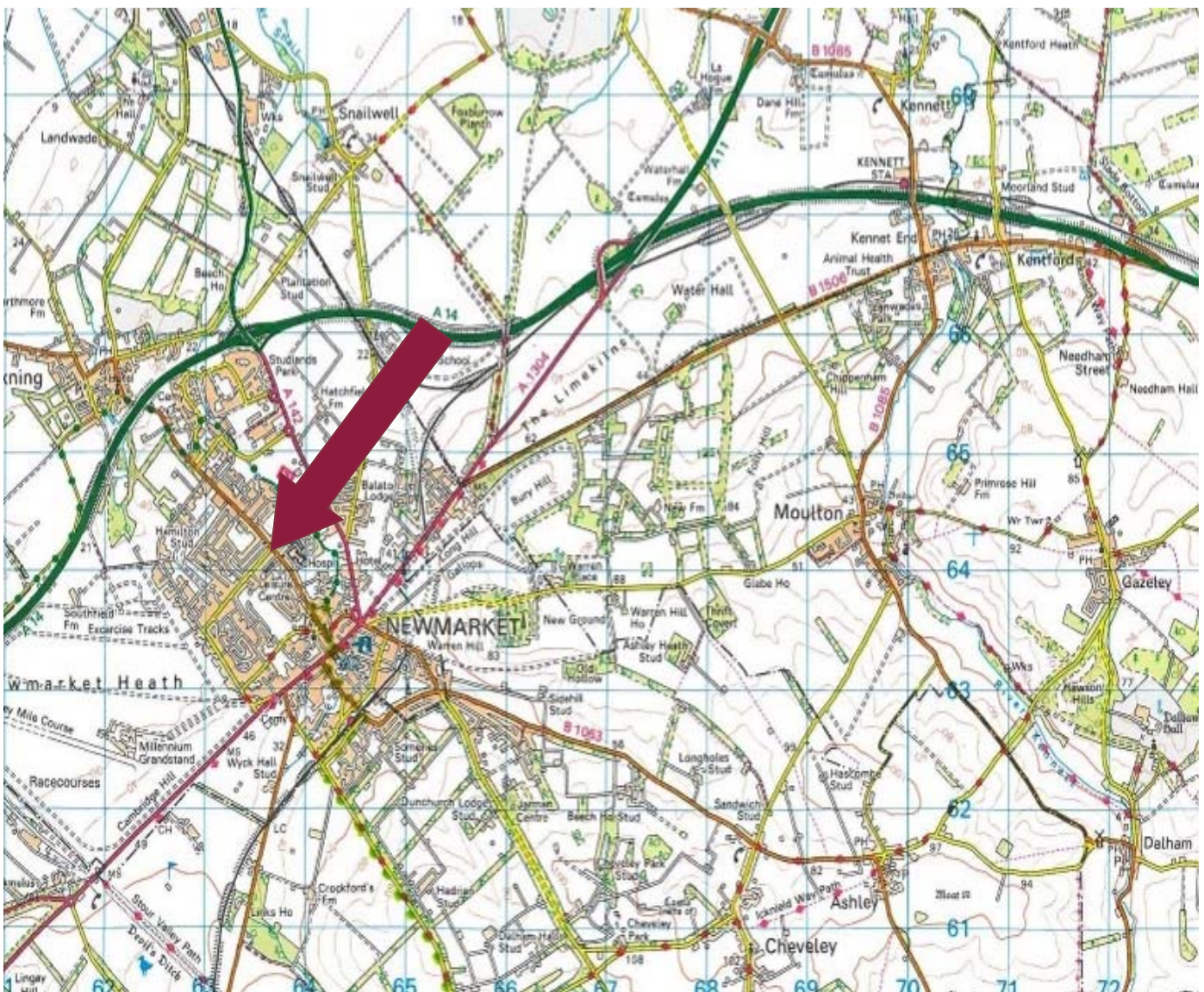
3. This is a sale on behalf of the Diocese of St Edmundsbury & Ipswich, which is a registered charity and whom are obliged to achieve best value for their assets.

August 2025

Directions

Travelling West along the A14, exit at junction 39 toward Newmarket (B1506). Continue along this road through the village of Kentford. On reaching the traffic lights, turn left onto the A1304 to Newmarket. At the roundabout take the third exit onto Fordham Road, then the second left onto Fred Archer Way/B1103. Continue straight over the next roundabout and for a further half a mile on Exning Road where the property will be found on the right hand side.

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