

20 Beechwood Close, Exning

Minors & Brady

20 Beechwood Close

Exning, Newmarket

Beautifully renovated and immaculately presented throughout, this detached bungalow offers stylish single-storey living in a peaceful cul-de-sac within the ever-popular village of Exning. Thoughtfully modernised by the current owner, the property combines contemporary finishes with a flexible layout, creating a home that is ready to move straight into. Generous living areas, two spacious double bedrooms and a stunning re-fitted kitchen and bathroom ensure comfort and practicality throughout. The property also benefits from the potential to reconfigure the principal bedroom back into two separate rooms, should additional accommodation be required. Complemented by generous gardens, ample parking and a garage, this is an exceptional village home suited to a wide range of buyers.

- Beautifully renovated detached bungalow, finished to an exceptional standard with stylish interiors throughout
- Spacious open-plan sitting and dining room, creating a bright and sociable living space ideal for modern lifestyles
- Contemporary re-fitted kitchen, featuring sleek cabinetry, integrated appliances and excellent storage solutions
- Two generous double bedrooms, offering comfortable accommodation with flexibility for a range of buyers
- Large principal bedroom with dressing area, created by combining two rooms and offering potential to revert to a three-bedroom layout
- Recently updated bathroom suite, complete with a contemporary walk-in shower and quality modern finishes
- Generous front and rear gardens, providing attractive outdoor space for relaxing, entertaining and gardening enthusiasts
- Ample off-road parking and single garage, offering practicality alongside excellent storage and secure vehicle space

M&B









20 Beechwood Close

Exning, Newmarket

The Location

Exning is a highly regarded Suffolk village that enjoys a particularly convenient position on the edge of the Cambridgeshire border, offering the perfect balance between village life and excellent connectivity. Rich in history and local character, the village has long been associated with the surrounding racing industry and remains a popular choice for those looking to enjoy a semi-rural lifestyle while remaining within easy reach of larger towns and cities.

Just a short distance away lies the world-renowned racing town of Newmarket, often referred to as the home of British horseracing. The area is steeped in equestrian heritage, with numerous training yards, stud farms and veterinary facilities contributing to its international reputation. The nearby countryside provides a wonderful backdrop for walking, cycling and outdoor pursuits, whilst the village itself retains a welcoming community atmosphere.

Exning is well served by a variety of everyday amenities, including a primary school, local shops, a post office, hairdressers and several popular public houses offering dining and social opportunities. Additional facilities can be found in neighbouring Burwell and Newmarket, where residents have access to supermarkets, healthcare services, leisure facilities, restaurants and a wider range of independent and national retailers.

For commuters, the location is particularly appealing. Excellent road connections place Cambridge, Bury St Edmunds and the wider region within comfortable reach, while nearby rail services provide convenient links to Cambridge, Ipswich and onward connections to London.

M&B













20 Beechwood Close

Exning, Newmarket

Beechwood Close, Exning

Placed on an attractive plot within a quiet residential setting, this beautifully presented detached bungalow has been extensively improved to create a modern and welcoming home. The thoughtful renovation has enhanced both the presentation and functionality of the property, resulting in accommodation that feels bright, spacious and ready for immediate enjoyment.

The heart of the home is the impressive open-plan sitting and dining area, a generous space designed to suit modern lifestyles. Filled with natural light, the room offers flexibility for a variety of furniture arrangements, creating a comfortable environment for both everyday living and entertaining. The open layout encourages a sociable atmosphere while maintaining a sense of space and practicality.

Adjoining the living area, the contemporary kitchen has been stylishly re-fitted with a comprehensive range of modern cabinetry, complemented by quality work surfaces and integrated appliances. Designed with both aesthetics and functionality in mind, it offers excellent storage and preparation space while maintaining a clean and streamlined appearance.

The accommodation continues with two generously proportioned double bedrooms. The principal bedroom is particularly impressive, having been enlarged to create a spacious retreat complete with an extensive dressing area. For those requiring an additional bedroom, the layout offers excellent scope to reinstate the original configuration and create a three-bedroom home.

M&B







20 Beechwood Close

Exning, Newmarket

The second bedroom is equally well-sized, making it ideal for guests, family members or home working.

Serving the accommodation is a beautifully updated bathroom, fitted with contemporary fixtures and centred around a sleek walk-in shower. Finished to a high standard, the room complements the quality and style evident throughout the property.

Outside, the bungalow continues to impress. A substantial front garden enhances the property's kerb appeal, with lawned areas and established planting creating an attractive approach. Ample off-road parking is available via the driveway, which leads to a single garage providing additional storage or secure parking.

To the rear, the private walled garden offers a peaceful and secluded outdoor environment. Generous in size and ideal for both relaxation and entertaining, the space provides plenty of room for outdoor furniture, gardening enthusiasts and enjoying the warmer months in privacy.

Agent's Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.

M&B

Ground Floor

Approx. 82.0 sq. metres (882.3 sq. feet)
(excluding Garage)



Total area: approx. 82.0 sq. metres (882.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

M&B

Dreaming of this home?
Let's make it a *reality.*



Meet *Stuart*
Branch Manager



Meet *Joe*
Property Lister



Meet *Claire*
Aftersales Team Leader

Minors & Brady

Your home, our market

burystedmunds@minorsandbrady.co.uk 01284 672200 2 St John's St, Bury St. Edmunds, IP33 1SQ

BURY ST. EDMUNDS | CAISTER-ON-SEA | DEREHAM | DISS | NORWICH | OULTON BROAD | WROXHAM

Norfolk Mortgages.

Residential | Buy-to-Let | Protection

How we can support:

- ✓ Residential Mortgages
- ✓ Protection and Insurance
- ✓ Buy-to-Let (Personal and Limited Company



Matt Waters
Director and Principal



Victoria Payne
Mortgage and Protection Adviser

Offering you quick and professional mortgage advice, every step of the way.

T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk