Mill View, Gazeley, CB8 8RN

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Mill View

Gazeley,
CB8 8RN

2 1 2

Guide Price £295,000

- Semi-Detached Bungalow
- 2 Bedrooms
- Garage & Off-Road Parking
- Enclosed Rear Garden
- Well Presented Throughout
- Cul-De-Sac Location
- Planning Permission Granted to add Side & Rear Extensions

A spacious and well presented 2 bedroom bungalow situated in a quiet cul-de-sac location on the edge of this sought after Suffolk village. The property benefits from planning permission to extend into a 3 bedroom and additional planning permission to drop a kerb to the front to allow further off-road parking.

LOCATION

GAZELEY is a popular village within easy reach of Newmarket (5 miles) and the nearby A14, providing good access to Cambridge, London & Bury St. Edmunds.

ENTRANCE HALL
with entrance door, airing cupboard and cloaks cupboard.

LIVING ROOM
A generous reception room with a log burning stove and sliding doors opening into the garden room.

KITCHEN
Comprising a range of wall and base units with worktop over, stainless steel sink, integrated slimline dishwasher and undercounter fridge, space for electric cooker and space for fridge/freezer, opening onto the garden room.

GARDEN ROOM
A lovely light and bright additional entertaining space with two sets of sliding doors opening onto the garden, tinted PV roof, space and plumbing for washing machine and tumble dryer, butler sink.

SHOWER ROOM
Comprising a corner shower cubicle, vanity sink unit, low level WC, heated towel rail, tiled walls, window to the front aspect.

BEDROOM 1
A spacious double bedroom with a large glazed window to the front aspect.

BEDROOM 2
A further generous double bedroom with a window to the front aspect.

OUTSIDE
The property enjoys off-road parking via a gravel driveway to the front aspect with permission approved to drop the kerb with an area laid to lawn with a paved pathway leading to the entrance door.

The property further benefits from a rear driveway with off-road parking for multiple vehicles and in turn leading to the garage. A gate leads into the rear garden featuring areas of paved and decked dining terraces, ideal for al fresco entertaining, with an area laid to lawn with mature trees and flower beds.

GARAGE
with light and power.

Sales Agents Notes
Planning permission granted for a single storey rear extension, following demolition of the existing conservatory. Ref: DC/25/1611/HH

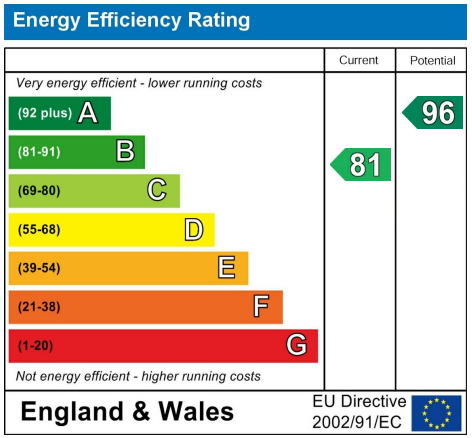
Additional planning permission granted for movement of front door and single storey extension to side of dwelling. Ref: DC/25/0431/HH

The property has the benefit of photovoltaic solar panels which were installed in 2013 and are owned outright.

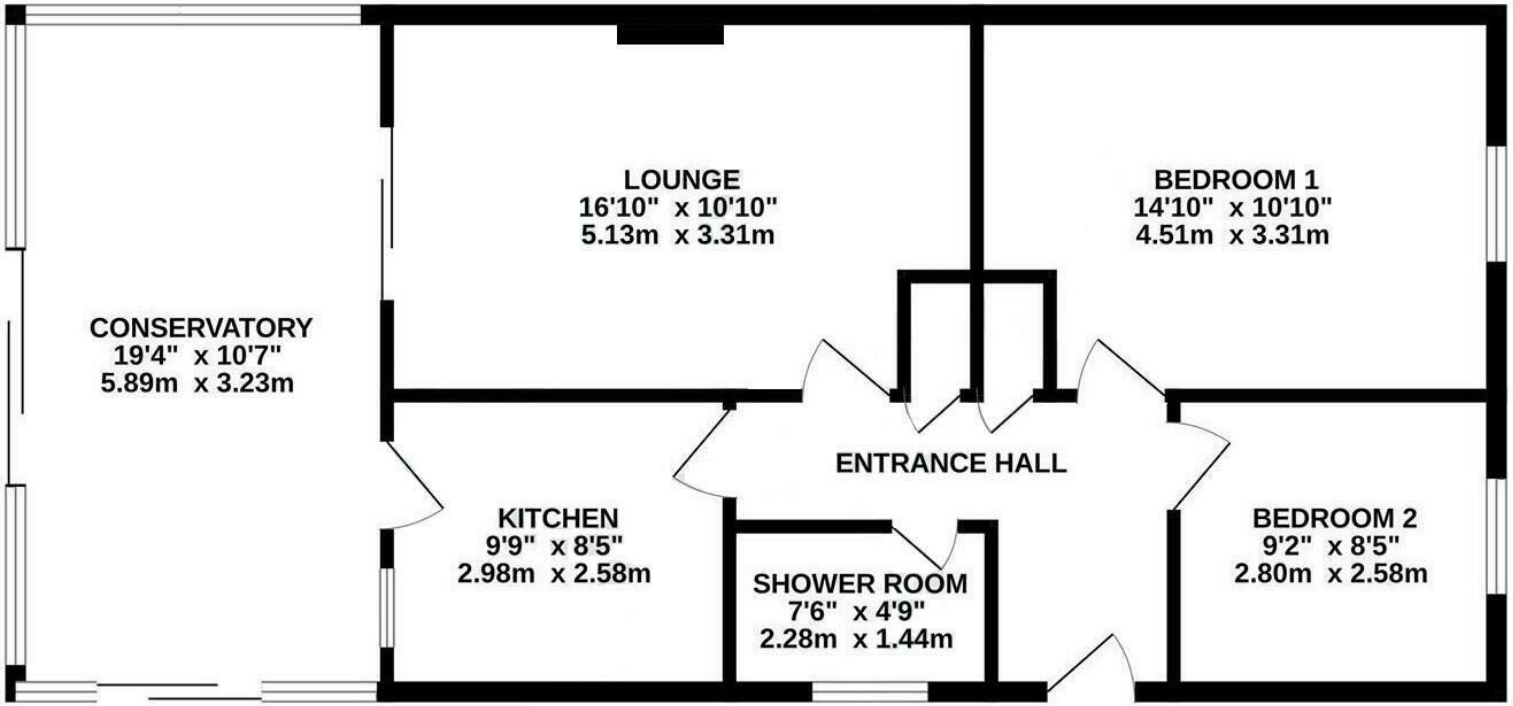
Please note that the vendor of this property is related to a current Cheffins director. This director is not based in the Newmarket office.

For more information on this property, please refer to the Material Information Brochure on our website.

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



Guide Price £295,000
Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk



TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.

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.
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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.