Mill View, Gazeley, CB8 8RN

CHEFFINS

CHEFFINS

Mill View

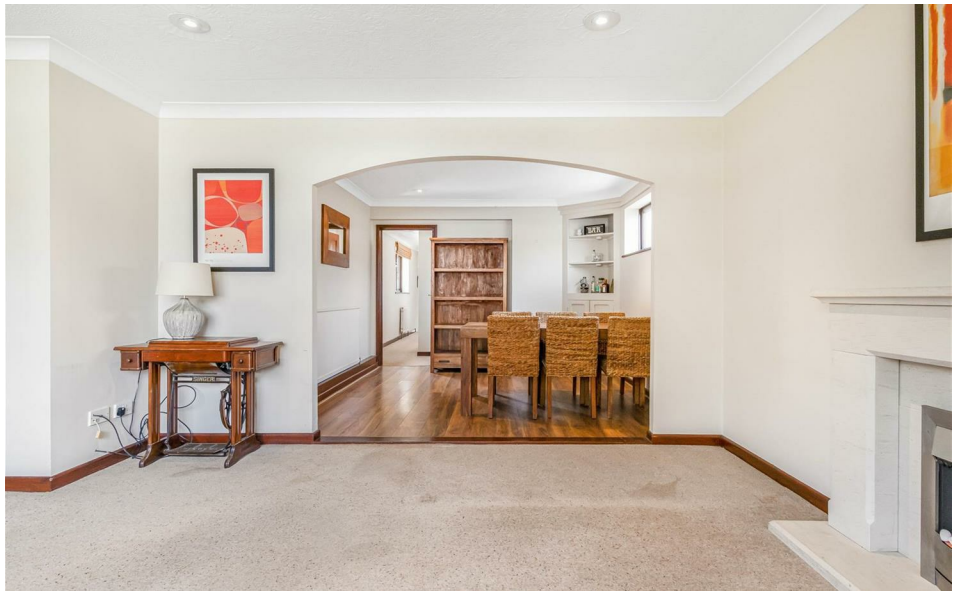
Gazeley,
CB8 8RN

4 2 3

Guide Price £475,000

- Detached Extended Bungalow
- 4 Bedrooms
- 2 Bath/Shower Rooms
- 3 Reception Rooms
- Modern Kitchen/Breakfast Room
- Garden Office/Gym
- South Facing Rear Garden
- NO CHAIN

An impressive and extended detached bungalow nestled in a quiet cul-de-sac within this picturesque village. The property is offered with NO CHAIN and boasts over 1,500 sq ft of accommodation including 3 reception rooms, a modern kitchen/breakfast room, a utility room, 4 bedrooms and 2 bath/shower rooms. Externally benefitting from a long driveway with a garage, a garden office/gym and a South facing rear garden. Viewing Essential.



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, 2 built-in storage cupboards.

BEDROOM 1
with a radiator, built-in wardrobes, double glazed window to the front aspect.

BEDROOM 2
with a built-in double wardrobe, radiator, double glazed window to the rear aspect.

BATHROOM
with a panelled bath with shower attachment, hand wash basin, low level WC, hand heated towel rail, tiled.

SHOWER ROOM
with a shower cubicle, hand heated towel rail, low level WC, hand wash basin, double glazed window to the rear aspect.

LIVING ROOM
with radiator, double glazed window to the front aspect, archway leading through to;

DINING ROOM
with a radiator, double glazed window to the side aspect.

INNER HALLWAY
with 2 radiators, 2 double glazed windows to the side aspect, glazed door to the side garden.

BEDROOM 3
with a radiator, double glazed window to the side aspect.

BEDROOM 4
with a radiator, double glazed window to the side aspect.

UTILITY ROOM
with a range of built-in cupboards with work surfaces over, stainless steel sink, space and plumbing for washing machine, radiator, part glazed door to the side and a glazed window to the side aspect.

SNUG/FAMILY ROOM
with a radiator, French doors opening onto the rear garden.

KITCHEN/BREAKFAST ROOM
with a range of built-in wall and base mounted cupboards with quartz worktop surfaces over, sink, ceramic hob with extractor hood over, built-in dishwasher, fridge/freezer, built-in bin store, radiator, double doors to rear and window to the front.

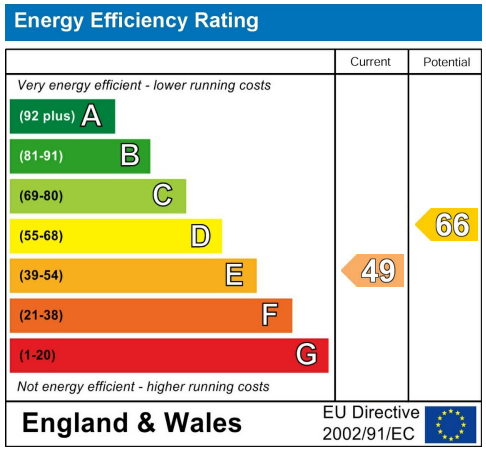
OUTSIDE
To the rear of the property is a beautifully landscaped South facing rear garden laid to lawn with a large multi-level patio tiled seating area.

A hardstanding long driveway to the side of the property provides parking for multiple vehicles leading to the detached garage. To the front of the property is a lawned area with shrubs and a pathway to the entrance door.

GARDEN OFFICE/STUDIO/GYM
A versatile space with a glazed window to the side, double sliding doors, power and light.

GARAGE
with an up and over door, glazed window to the rear aspect and a pedestrian door into the garden.

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

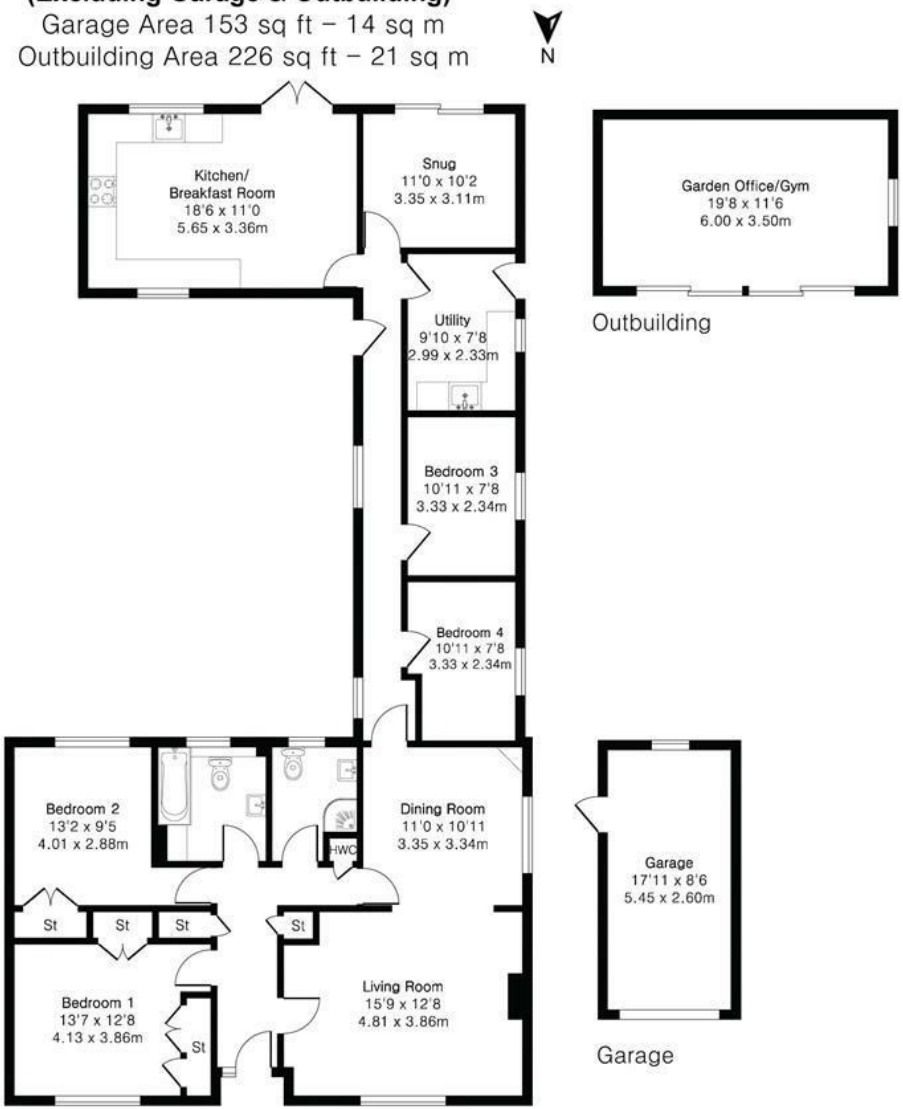


Guide Price £475,000
Tenure - Freehold
Council Tax Band - D
Local Authority - West Suffolk

CHEFFINS

CHEFFINS

Approximate Gross Internal Area 1515 sq ft - 141 sq m
(Excluding Garage & Outbuilding)
Garage Area 153 sq ft – 14 sq m
Outbuilding Area 226 sq ft – 21 sq m



Ground Floor

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

CHEFFINS

CHEFFINS

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.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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

CHEFFINS