



Tithe Close, Gazeley, CB8 8RS

CHEFFINS

Tithe Close

Gazeley,
CB8 8RS

- 4 Bedroom Family Home
- Over 1,300 sq ft of Accommodation
- Conservatory
- Garage & Driveway
- Fantastic Sized Rear Garden
- NO CHAIN

A spacious 4 bedroom link detached home situated in the highly sought-after village of Gazeley, benefiting from excellent transport links close by. The property offers over 1,300 sq ft of accommodation and is available with NO CHAIN. Externally, the home boasts a generously sized rear garden with a summer house, a garage and driveway parking, and enjoys a pleasant open green aspect to the front and side. Viewing is highly recommended.

4 1 1



Offers In Excess Of £400,000



LOCATION

GAZELEY is a popular village providing essential amenities, including a local pub and church. Located within easy reach of Newmarket (5 miles) and the nearby A14, providing good access to Cambridge, London & Bury St. Edmunds. A popular countryside walk, The Three Church's, is within walking distance offering a scenic route through Gazeley, Moulton and Dalham.

ENTRANCE PORCH

with double glazed full length window, double glazed entrance door, tiled flooring, inner doorway leading through to;

ENTRANCE HALL

with tiled flooring, radiator, stairs leading up to the first floor, internal door leading through to the garage.

CLOAKROOM

with a wall mounted wash hand basin, low level WC, tiled walls and flooring.

KITCHEN

with a range of matching wall and base units with work surfaces over, space and plumbing for appliances, 1.5 bowl sink, tiled splashbacks, serving hatch into the dining area, extractor fan, double glazed window to the front aspect.

LIVING/DINING ROOM

An open plan 'L' shaped room with a double glazed box window to the front aspect, 3 radiators, an electric heater, a window to the rear aspect and French doors opening into the;

CONSERVATORY

Double glazed with 3 sets of patio doors opening onto the rear garden, a double glazed window to the side aspect, electric heater and a radiator.

FIRST FLOOR**LANDING**

with a loft hatch with pull down ladder, airing cupboard, double glazed windows to the rear and side aspects.

BEDROOM 1

with a radiator, built-in wardrobe, double glazed window to the front aspect.

BEDROOM 2

with a radiator, built-in wardrobe and dressing table, double glazed window to the front aspect.

BEDROOM 3

with a radiator, built-in furniture, double glazed window to the rear aspect.

BEDROOM 4

with a radiator, double glazed window to the rear aspect.

FAMILY BATHROOM

with a vanity wash hand basin, low level WC, heated chrome towel rail, walk-in bath with seat and shower over, double glazed window to the front aspect.

OUTSIDE

The front of the property has an area laid to lawn with pathway access and enjoys an aspect over an open green. A shared driveway provides access to the private driveway proving off-road parking in front of the garage.

The fantastic sized rear garden is mainly laid to lawn with a pathway, pergola, flower bed borders, mature shrubs, a timber built shed and a further timber built workshop/shed.

Large summerhouse with power and light and a decked seating area.

GARAGE

with an oil fired boiler, plumbing for washing machine, integral door into the hallway, double glazed door to the rear and an electric door to the front.

SALES AGENTS NOTES


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









| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 70 |
| (55-68) D | 61 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC |  | |

Offers In Excess Of £400,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - West Suffolk





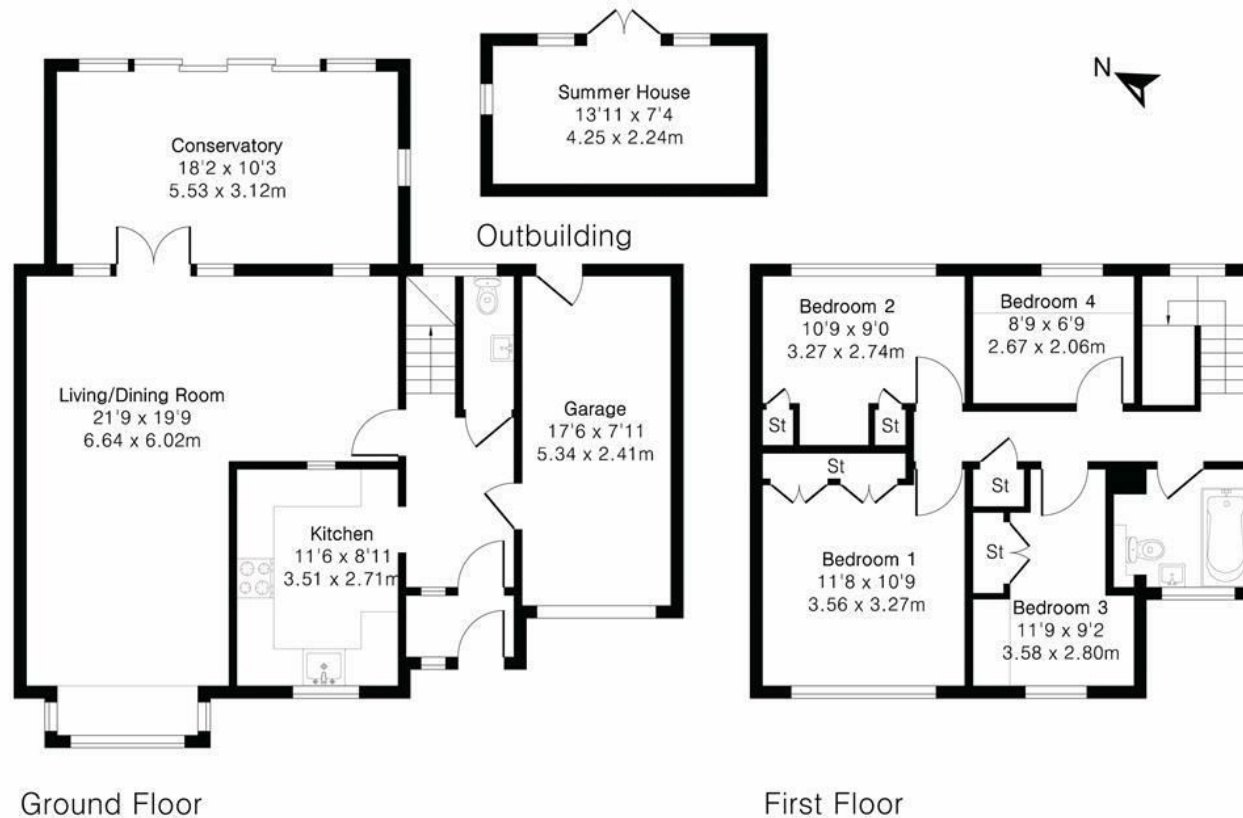
**Approximate Gross Internal Area 1304 sq ft - 121 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 772 sq ft – 72 sq m

First Floor Area 532 sq ft – 49 sq m

Garage Area 139 sq ft – 13 sq m

Outbuilding Area 102 sq ft – 10 sq m





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.

