



Tithe Close, Gazeley, CB8 8RS

**CHEFFINS**

# Tithe Close

Gazeley,  
CB8 8RS

- Improved & Extended Detached Home
- 2 Reception Rooms
- Modern Kitchen/Breakfast Room
- Primary Bedroom with Air Con Unit, Dressing Room & Ensuite
- 2 Further Bedrooms
- Under Floor Heating to Dining Room
- South Facing Rear Garden
- Private Front Courtyard Garden
- Garage & Driveway

A well presented improved and extended detached home, set in the sought-after village of Gazeley which benefits from excellent transport links. The accommodation comprises a modern refitted kitchen/breakfast room, a utility area, 2 good sized reception rooms, a primary bedroom with dressing room and an ensuite and 2 further bedrooms. External features include a South facing rear garden, a further private courtyard garden, a double garage and a driveway to the rear. Viewing Essential.



**Guide Price £615,000**





## 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, stairs leading up to the first floor, under stairs storage cupboard, radiator, recessed ceiling spotlights, opening through to the living room.

## CLOAKROOM

with a concealed cistern low level WC, vanity hand wash basin, large mirror, chrome heated towel rail, double glazed window to the front aspect with fitted shutter blinds.

## KITCHEN/BREAKFAST ROOM

A modern refitted kitchen comprising a range of matching wall and base units with worktop surfaces over and integrated lighting, centre island with cupboard storage and power sockets, a range of integrated appliances including a hob with extractor hood over, eye level double ovens and microwave, space for American style fridge/freezer, further matching storage cupboards, recessed ceiling spotlights, double glazed window to the rear and French doors opening onto the garden with fitted bifold shutter blinds, opening through to;

## UTILITY AREA

with matching wall units with worktop surface, space and plumbing for washing machine and tumble dryer, storage cupboard housing the oil fired boiler, double glazed window with fitted shutter blinds, part glazed door leading out to the side aspect.

## LIVING ROOM

with a feature fireplace with a wood burning stove, recessed ceiling lighting, French doors leading onto the garden with glazed side screen windows and fitted bifold shutter blinds, opening through to;

## DINING ROOM

A beautiful versatile room with a split level drop ceiling with roof light and recessed ceiling spotlights, built-in cupboards with work surface over, underfloor heating, a double glazed full length window, French doors with glazed side screen windows leading onto a separate private garden area.

## FIRST FLOOR

### LANDING

with a double glazed window to the front aspect with fitted shutter blinds, radiator, loft access, recessed ceiling spotlights, storage cupboard and an airing cupboard housing the hot water cylinder.

### PRIMARY BEDROOM

with a double glazed window to the rear aspect with fitted shutter blinds, radiator, recessed ceiling spotlights and a ceiling fan, air conditioning unit, opening through to;

### DRESSING ROOM

with built-in open hanging space and shelving, built-in drawers and cupboard, radiator, recessed ceiling spotlights, double glazed window to the rear aspect with fitted shutter blinds.

### ENSUITE SHOWER ROOM

with a corner shower cubicle, vanity wash hand basin, low level WC, fully tiled walls and flooring, recessed ceiling spotlights, double glazed window to the side aspect with fitted shutter blinds.

### BEDROOM 2

with recessed ceiling spotlights, radiator, double glazed window to the rear aspect with fitted shutter blinds.

### BEDROOM 3

with recessed ceiling spotlights, radiator, double glazed window to the front aspect with fitted shutter blinds.

### SHOWER ROOM

with a large walk-in shower, vanity wash hand basin with concealed cistern low level WC, fully tiled walls and flooring, recessed ceiling spotlights, double glazed window to the front aspect with fitted shutter blinds.

### OUTSIDE

The front of the property is enclosed by tall hedgerow with gated access providing access

into a private porcelain tiled courtyard seating area, side gated access.

The South facing rear garden is mainly laid to lawn with a paved patio seating area with an electrically operated sun awning with integrated electric heaters, flower bed borders, variety of mature trees, flowers and shrubs, timber built shed and storage, paved pathway to the gated rear access leading to the garage and driveway. Diamond trellis fencing with an archway leads through to a further garden area with a greenhouse and raised vegetable beds.

### DETACHED DOUBLE GARAGE

Located at the rear of the property with an electric roller shutter door to the front and an EV charging point.

Approached via a large paved driveway with a timber bin store.

### SALES AGENTS NOTES

The property benefits from solar panels on the rear elevation which were installed in 2019 and owned outright. We are advised excess energy can be sold back to Octopus Energy.

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) <b>A</b>                          |                            |   |           |
| (81-91) <b>B</b>                            |                            |   |           |
| (69-80) <b>C</b>                            |                            | 78  | 85        |
| (55-68) <b>D</b>                            |                            |   |           |
| (39-54) <b>E</b>                            |                            |   |           |
| (21-38) <b>F</b>                            |                            |   |           |
| (1-20) <b>G</b>                             |                            |   |           |
| Not energy efficient - higher running costs |                            |   |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |           |



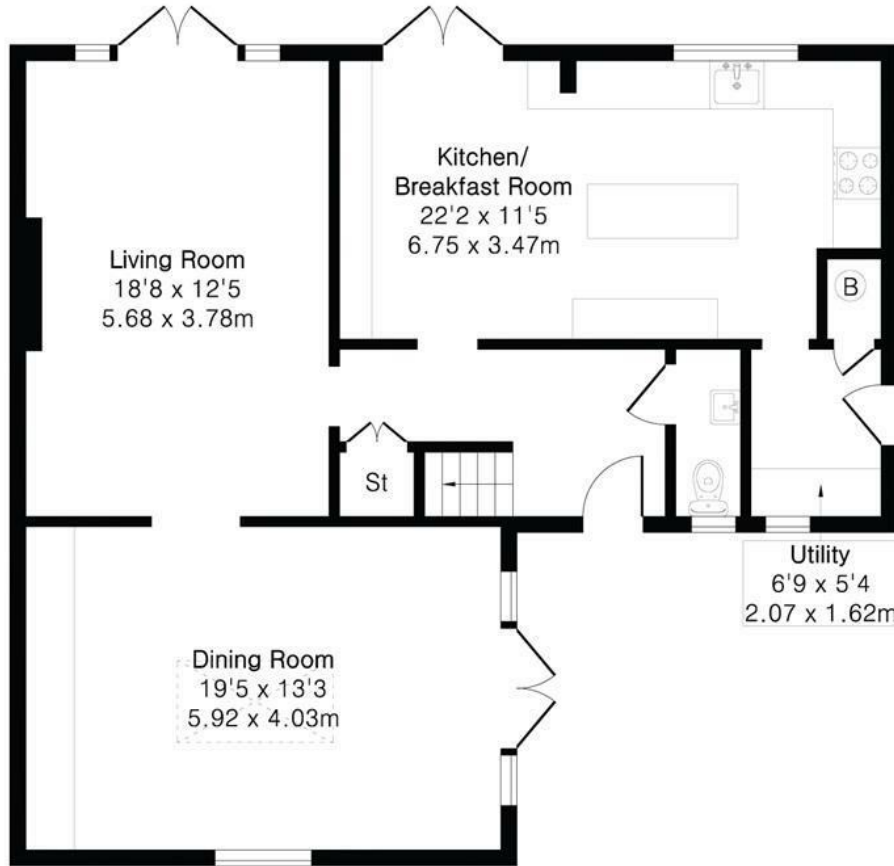
Guide Price £615,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - West Suffolk



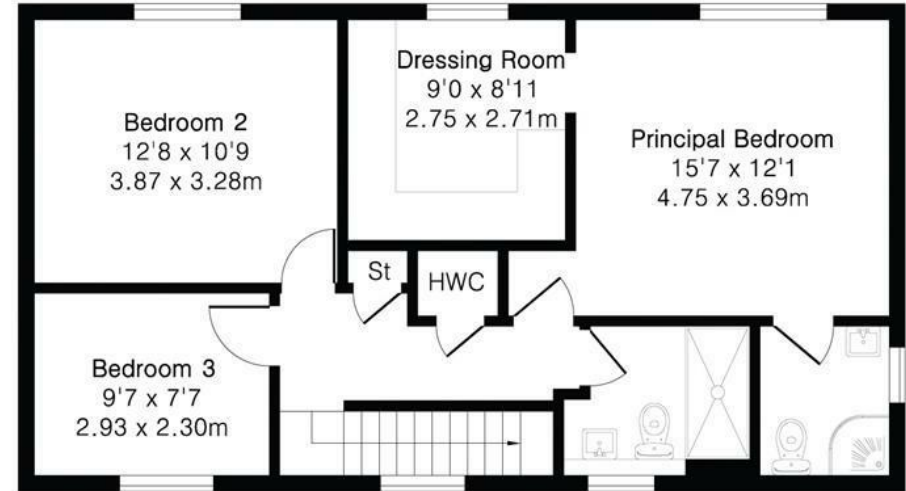
**Approximate Gross Internal Area 1569 sq ft - 146 sq m**

Ground Floor Area 917 sq ft – 85 sq m

First Floor Area 652 sq ft – 61 sq m



Ground Floor



First Floor



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.



[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: 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.

