



Mill View, Gazeley, CB8 8RN

CHEFFINS

Mill View

Gazeley,
CB8 8RN

- Individual Detached Chalet
- 4 Bedrooms
- 4 Bath/Shower Rooms
- Ground Floor Study
- Attractive Village Setting
- Driveway & Garage
- Enclosed Rear Garden

An architecturally designed and spacious 4 bedroom chalet style home, backing onto open fields with far-reaching countryside views. The ground floor offers a welcoming entrance hall, a generous kitchen/dining room, a bright living room, a study, 2 double bedrooms and 2 shower rooms. Upstairs, there are two further bedrooms, both enjoying superb views to the rear, along with an ensuite and a family bathroom. Outside, the property features a front garden with driveway and garage, as well as a good-sized rear garden with a timber workshop and a cabin seating area with log burner. Viewing Essential.

4 4 2



Offers In Excess Of



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

A wide and spacious hallway with entrance door and window to the front aspect, under stairs storage cupboard, further coat cupboard, loft access and stairs leading up to the first floor.

LIVING ROOM

with a built-in feature LPG fireplace, large window to the front aspect.

KITCHEN/DINING ROOM

with a range of wall and base units, sink and drainer, space and plumbing for dishwasher and washing machine, electric Range cooker with extractor hood over and splashback, integrated fridge/freezer, large walk-in pantry cupboard, sliding patio doors leading to the rear garden.

STUDY

with built-in desk and shelving, 2 windows to the rear aspect.

SHOWER ROOM

with a low level WC, shower cubicle, vanity hand wash basin.

BEDROOM 3

with a built-in double wardrobe, walk-in dressing area, windows to side and rear aspects.

ENSUITE SHOWER ROOM

with a low level WC, shower cubicle, built-in base and wall mounted units with sink, heated towel rail, window to the rear aspect.

BEDROOM 4

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

FIRST FLOOR**LANDING**

with velux window.

BEDROOM 1

with built-in eaves storage cupboards, walk-in wardrobe, window to the front aspect and a window to the rear overlooking an open field and countryside beyond.

ENSUITE SHOWER ROOM

with shower cubicle, low level WC, vanity hand wash basin, heated towel rail, window to the front aspect.

BEDROOM 2

with built-in eaves storage cupboards, window to the front aspect and a window to the rear overlooking an open field and countryside beyond.

BATHROOM

with a panelled bath with shower over, low level WC, vanity hand wash basin, part tiled walls and window to the front aspect.

OUTSIDE

To the front of the property is a garden area mainly laid to lawn with mature hedging, flower and shrubs, gated side access. Driveway and shingled area leading to the garage.

The rear garden is mainly laid to lawn with patio seating area with pergola over, paved pathway, timber workshop, wood cabin seating area with a log burner and log storage, outside tap and oil tank.

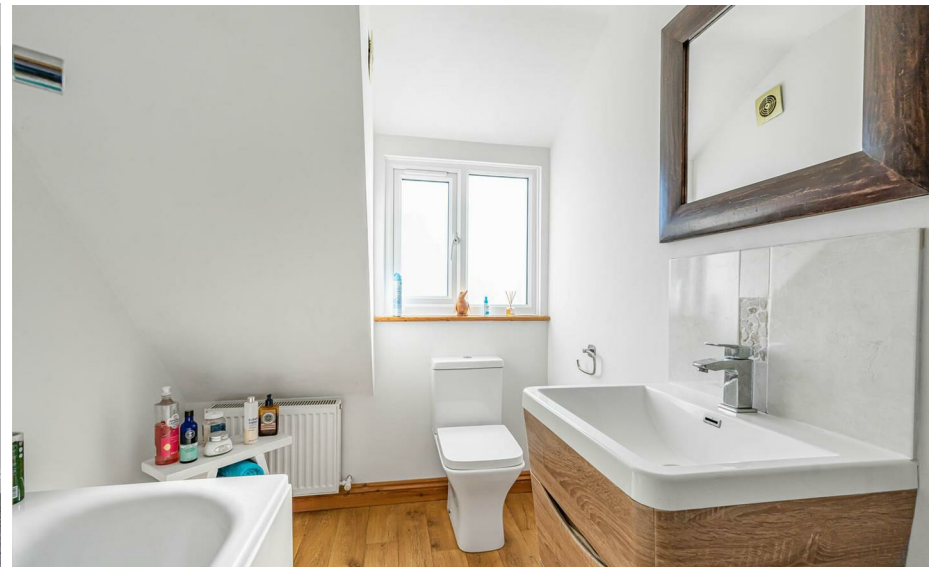
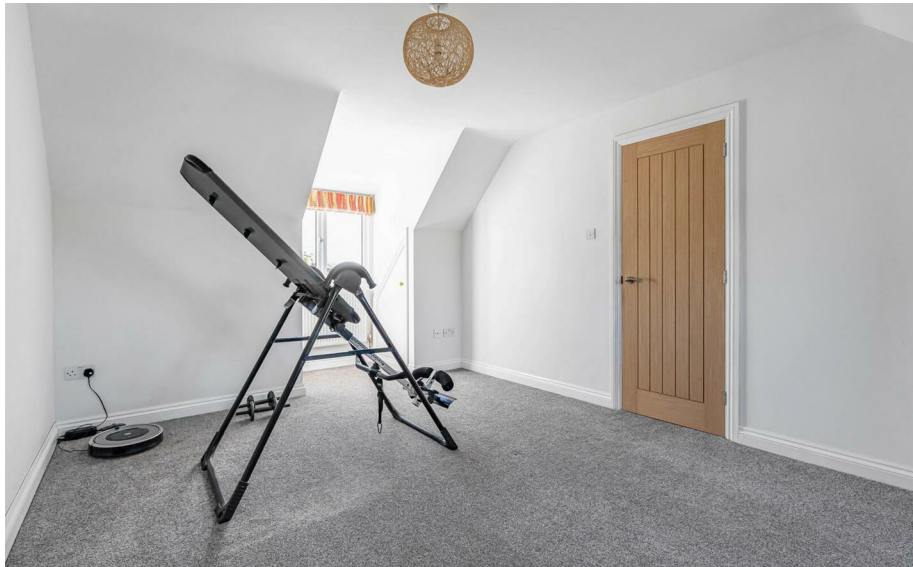
GARAGE

with an up and over door, power and light, pedestrian door to the side aspect.

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		80
(55-68) D	68	
(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 £500,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – West Suffolk





**Approximate Gross Internal Area 1764 sq ft - 164 sq m
(Excluding Garage)**

Ground Floor Area 1109 sq ft – 103 sq m

First Floor Area 655 sq ft – 61 sq m

Garage Area 152 sq ft – 14 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>.

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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.

