



The Street, Gazeley CB8 8RD

Guide Price £375,000

MA

Morris Armitage

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The Street, Gazeley CB8 8RD

A semi-detached period property nestling in the heart of this picturesque and sought after village and set in easy access to Bury St Edmunds, A14 and Newmarket.

Boasting around 1600 square foot of accommodation this charming property offers sizeable rooms arranged over three floors and enjoys open plan living. Accommodation includes entrance hall, kitchen/family room/living room, three double bedrooms (three bathrooms) and separate sitting room/storage room.

Externally the property offers an extensive garage/workshop tandem length and a fully enclosed rear garden accessed through garage facilities.

Basement

Inner lobby

Doors leading to bedroom and utility room. Stairs to kitchen/dining/sitting room.

Workshop 19'6" x 9'1" (5.95m x 2.78m)

Currently used as a workshop, offers variety of uses. Doors to utility and cloakroom.

Cloakroom

Low level W.C. Door to workshop.

Bedroom 2 17'10" x 12'0" (5.45m x 3.68)

Spacious double room with attractive ceiling beams, window overlooking side aspect. Radiator. Doors leading to en suite and inner lobby.

En Suite 6'10 x 6'9 (2.08m x 2.06m)

White suite with low level W.C., pedestal hand basin and panelled bath with shower over. Tiled throughout wet areas. Vinyl flooring. Door to bedroom 2.

Utility 13'3" x 7'9" (4.05m x 2.38)

Range of eye and base level cupboards with work top over. Wall mounted Butler sink. Space and plumbing for washing machine and tumble dryer. Radiator. Window overlooking rear aspect. Doors leading to lounge, bedroom 2 and inner lobby.

Ground Floor

Entrance Porch

Entrance hall with double glazed doors leading to kitchen/dining/sitting room.

Kitchen/Dining/Sitting Room 27'5" x 20'3" (8.37m x 6.19m)

Stunning, spacious room with engineered wood flooring throughout. Kitchen area with range of base and eye level cupboards with wooden work top over. Ceramic sink and drainer with mixer tap over. Integrated dishwasher. Integrated oven with electric hob over and extractor fan. Integrated fridge/freezer. Attractively tiled throughout working areas. Wooden work top incorporating breakfast seating area. Spacious living area with attractive fireplace with stone hearth and wooden mantel surround. Dual windows overlooking both front and rear aspects. Victorian style radiators. Double door leading to entrance porch. Stairs leading to basement accommodation and first floor.

First Floor

Landing

Doors leading to bedrooms. Window overlooking side aspect. Stairs to kitchen/sitting/dining room. Radiators.

Bedroom 1 21'2" x 11'5" (6.46m x 3.50m)

Spacious double room with window overlooking front aspect. Radiator. Doors leading to en suite and landing.

En Suite 12'0" x 5'10" (3.67m x 1.79m)

Contemporary en suite, with white Victorian style suite comprising W.C., pedestal hand basin and generous walk-in shower with wall mounted shower. Attractively tile effect vinyl flooring. Tiled throughout wet areas. Obscured window. Door to bedroom.

Bedroom 3 13'6" x 8'3" (4.13m x 2.54m)

Double room, currently used as an office. Window overlooking front aspect. Doors leading to en suite and landing. Radiator.

En Suite

Contemporary en suite with white suite comprising low level W.C., pedestal hand basin and walk-in shower with

wall mounted shower. Attractively tiled to all wet areas. Ladder style radiator. Door leading to bedroom 3.

Outside - Front

Attractive boundary half height wall with pathway leading to entrance porch. Variety of planting either side of the pathway. Driveway leading to garage. Side door with storm porch over leading to kitchen/dining/sitting room.

Outside - Rear

Enclosed, charming garden with pathway leading to garage. Mainly laid to lawn with various mature shrub and tree planting. Door to brick built garage. Garage (9.96m x 3.10m) with power and light.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - F

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Semi-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 153 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

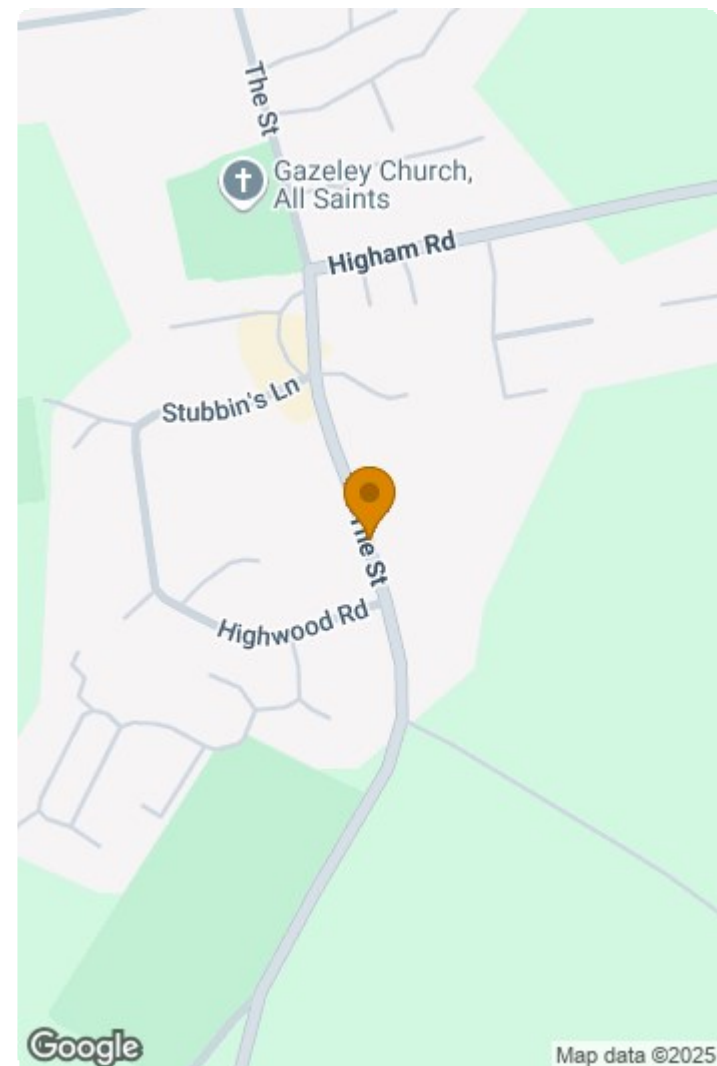
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – Shared access with the property at the rear of the house.

Location - What 3 Words - ///lined.bake.emotional



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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92 plus	A	Current	92 plus	A	Current
81-91	B		81-91	B	
70-80	C	Potential	70-80	C	
59-69	D		59-69	D	
48-58	E		48-58	E	
37-47	F		37-47	F	
26-36	G		26-36	G	
1-25			1-25		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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