



1 Mill Road, Gazeley CB8 8RW

Guide Price £400,000

MA
Morris Armitage

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A charming, detached cottage with a generous garden set within countryside, in the highly regarded village of Gazeley. This property offers a rare opportunity with significant potential to extend the existing dwelling.

Gazeley is known for its quiet countryside, historic St Mary’s Church, and agricultural surroundings. Situated near Newmarket, it offers a peaceful atmosphere with traditional homes, local farms, and scenic lanes. Its history reflects centuries of English village life, with a close-knit community and access to nearby market towns and transport links to Cambridge and Norwich.

This well-proportioned, cottage offers living space comprising a bright sitting/living room, a separate dining room, fully equipped kitchen, conservatory overlooking the garden, two bedrooms and a bathroom.

Externally, a large lawned rear garden with views over open countryside, a patio and a driveway that provides ample off road parking.

There is also a secondary, large plot behind the rear garden (available by separate negotiation) which could also be purchased as extra garden space, or explore development options, subject to obtaining the necessary planning permissions.

No upward chain.

Kitchen

14'5" x 6'6"

Modern kitchen with a range of base level storage cupboards with work top over. Built-in wall cupboards, with eye level glazed doors. Walk-in pantry. Composite 1 1/3 sink and drainer with mixer tap over. Space and plumbing for dishwasher. Space and connection for electric cooker with extractor above. Quarry tiled flooring. Radiator. Large window to the rear aspect overlooking the rear garden. Doors leading to the inner hall and dining room.

Dining Room

16'9" x 10'10"

Charming, spacious dining room with LVT wood flooring. Dual windows to the front aspect. Latch door leading to the stairs to the first floor landing. Radiator. Doors leading to the kitchen, living room and outside.

Living Room

17'0" x 10'10"

Delightful, spacious living room with feature fireplace with exposed brick surround and tiled hearth. Triple, dual aspect windows. LVT wood flooring. Radiator. Door leading to the dining room. Glazed, double doors leading to the conservatory.

Conservatory

11'10" x 9'8"

Spacious conservatory with double doors leading to steps to the patio area. Glazed, double doors leading to the living room.

Inner Hall

With doors leading to the cloakroom, kitchen and rear garden,

Cloakroom

White suite comprising low level W.C. and handbasin. Generous built-in storage cupboard. Door leading to the inner hall.

First Floor Landing

With doors leading to all bedrooms and bathroom. Window to the side aspect. Stairs leading to the dining room.

Bedroom 1

13'8" x 10'10"

Generous double bedroom with a range of built-in wardrobes. Window to the side aspect. Radiator. Door leading to the landing.

Bedroom 2

13'6" x 8'0"

Generous double bedroom with window to the front aspect. Radiator. Door to the landing.

Bathroom

6'9" x 6'3"

Modern white suite comprising of low level W.C., inset handbasin with mixer tap over with built-in storage cupboards under and counter work top and walk-in shower cubicle. Tiled walls. Window to the front aspect. Door to the landing.

Outside

Wrap around paved pathway with a timber open porch with slate pitched roof seating area to the front. Pathway leading to the front gate, with shrub planting either side. Patio area to the rear with door leading to the inner hall. Double doors leading to the conservatory. Steps down leading to an expansive lawned area with beautiful views over the countryside. Mature tree and shrub planting. Timber shed. Large gravelled area, providing ample off road parking.

To the rear of the property is a further plot, available by separate negotiation, which offers the potential, subject to planning permission, an opportunity explore development options.

PROPERTY INFORMATION

EPC - E
Tenure - Freehold
Council Tax Band - D (West Suffolk)
Property Type - Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 89 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Ultrafast 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location

Gazeley is a small village located in Suffolk. The village provides essential amenities, including a local pub and church, while benefiting from close proximity to larger towns for shopping and services. The village offers a peaceful, close-knit community atmosphere. Gazeley's rich history and scenic surroundings make it a quintessential example of rural Suffolk life.



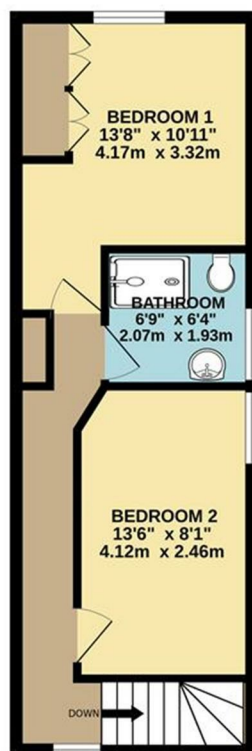
GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (93.9 sq.m.) approx.

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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1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



- **Delightful Detached Cottage**
- **Modern Kitchen**
- **Two Spacious Reception Rooms**
- **Conservatory**
- **Two Generous Double Bedrooms**
- **Expansive Rear Garden**
- **Countryside Views**
- **Driveway Parking**
- **Scope for Extension/Development - NO CHAIN**
- **Viewing Highly Recommended**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Available by separate negotiation

