



TITHE CLOSE | GAZELEY

*Family Home in Popular Village with Generous Garden to the Rear*



# TITHE CLOSE | GAZELEY

Guide Price £340,000 Freehold

## FEATURES

- Popular Village Location
- Overlooking communal green area
- Large rear garden with well stocked flower beds
- Single garage and ample off road parking
- Downstairs WC / Utility area
- Two receptions rooms & Four double bedrooms
- Easy access to A11/A14 & Kennett Train Station with links to Bury st Edmunds & Cambridge
- Easy access to Barrow, Moulton & Kennett Primary Schools
- Awaiting EPC

## DESCRIPTION

Clarke Philips are pleased to offer this spacious four bedroom semi-detached home set in the popular village of Gazeley. Boasting four double bedrooms, two reception rooms enjoying views of a large well stocked rear garden and a downstairs WC/Utility. Single garage and ample parking to the rear of the property. Excellent transport links close by via A11/A14 and Kennett Station. Popular countryside walk 'The Three Church's is within walking distance and covers Gazeley, Moulton and Dalham.

### Entrance Hall

Window to side aspect, coat/storage cupboard and under-stairs cupboard. Window to rear aspect and tiled flooring.

### Living Room 17'4" x 11'1" (5.29m x 3.37m)

Windows to the front and rear aspect. French doors leading to rear garden. Electric plug in fire-place.

### WC / Utility

Window to side aspect. Low level WC, hand wash basin. Space and plumbing for a washing machine.





## ACCOMMODATION

### Dining Room 10'1" x 10'7" (3.08m x 3.22m)

French doors leading to rear garden with windows to either side.

### Kitchen 6'10" x 10'7" (2.08m x 3.22m)

Wide range of wall and base units with electric oven with grill, electric hob and extractor unit over. Space for under work-surface fridge and freezer. Built in storage cupboard. Window to front aspect and door to side.

### First Floor Landing

Loft access.

### Master Bedroom 9'11" x 11'0" (3.01m x 3.36m)

Window to rear aspect.

### Bedroom 2 9'11" x 10'7" (3.01m x 3.23m)

Window to rear aspect.

### Bedroom 3 7'2" x 11'0" (2.19m x 3.36m)

Window to front aspect.

### Bedroom 4 7'5" x 10'8" (2.25m x 3.24m)

Window to front aspect. Cupboard housing immersion tank.

### Shower Room

Low profile shower cubicle with tiled walls, low level WC and hand wash basin. Window to front aspect and heated towel rail.

### Outside

Front garden is approach from a communal green area. Mainly laid to lawn with hard standing pathway to the front door. Gated access to enclosed rear garden featuring a variety of mature shrubs, mainly laid to lawn with patio area. Storage sheds and hard standing path leading down to garage and parking area.

### Garage & Parking

Single garage with up and over door and pedestrian door to the side. Gated access to the rear leading to hard standing drive with ample off road parking.

### Material Information

Oil Central Heating

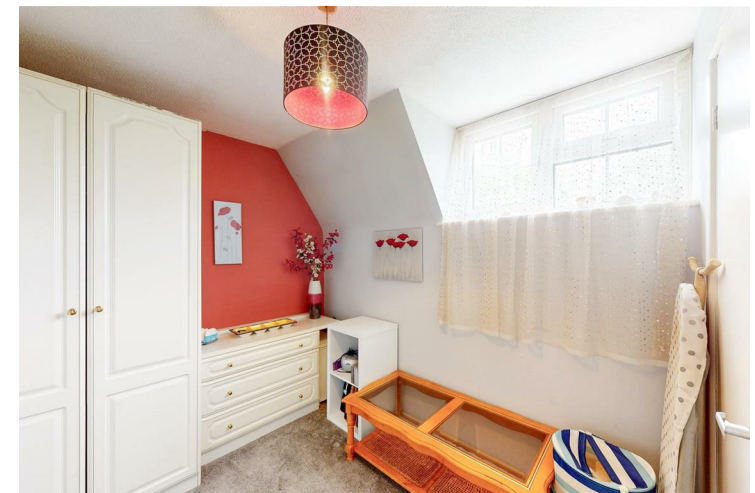
Council Tax D

Mains Drainage

Internet Fttc

Mobile signal - Good

No covenants seller is aware of



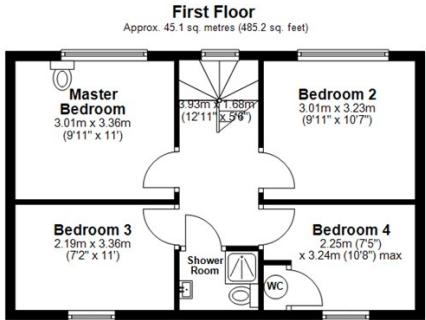
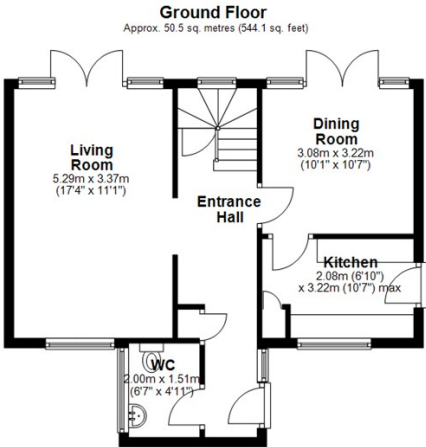












Total area: approx. 95.6 sq. metres (1029.3 sq. feet)

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 can be given. Copyright Clarke Philips Ltd 2021.  
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Council Tax Band : D

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

