



NEEDHAM STREET | GAZELEY

Enjoying Fantastic Countryside Views

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Guide Price £400,000 Freehold

FEATURES

- Enjoying Countryside VIEWS to the front and rear aspect.
- Exposed brick fireplace with Woodburner
- Various Outbuildings
- Easy access to A11/A14 with links to Newmarket, Bury St Edmunds & Cambridge
- Kennett Train Station approximately 2.2miles (google maps)
- Popular local Primary Schools (Kennett & Moulton)
- Virtual Tour Available
- Solar Panels
- Gabarron thermal electric radiators

DESCRIPTION

Guide £400,000 to £425,000 - A beautifully modernised two bedroom semi-detached cottage, set within generous wrap-around gardens and enjoying spectacular views over open countryside. Offering the perfect blend of charm and contemporary living, this home sits in a peaceful rural location while remaining well connected to road and rail links.

The property features a stylish refitted kitchen, spacious dual-aspect sitting/dining room with log-burning stove and French doors to the garden, and a further reception/dining room that could be converted into a third bedroom with only minor works. A luxury four-piece bathroom and separate utility complete the ground floor, while upstairs provides two double bedrooms, including a dual-aspect master with stunning views.

Outside, the gardens offer multiple seating areas, a summerhouse with power, garage, outbuilding and private parking. Located in the sought-after village of Gazeley, just 5 miles from Newmarket and 10 miles from Bury St Edmunds, this home provides excellent access to schools, amenities, transport links and countryside living.



ACCOMMODATION

Living Room 20'6" x 12'7" (6.25m x 3.85m)

Exposed brick fireplace with wood-burner. Window to front aspect and French doors leading to the rear. Fitted cabinets and book shelves. Wood effect flooring, Opening to;

Dining Room 11'9" x 7'6" (3.60m x 2.30m)

Dual aspect room with window to front and side aspect, as well as door leading to the front of the property. Wood effect flooring.

Kitchen 11'11" x 11'5" (3.65m x 3.50m)

Wide range of wall and base units with Oak work-surfaces. Bosch oven with grill, electric hob with extractor over. Ceramic sink with mixer tap and integrated dishwasher. Cupboard housing immersion tank. Window to side aspect.

Rear Lobby

Door to rear courtyard.

Family Bathroom / Utility Room 12'2" x 8'11" (3.73m x 2.72m)

Luxury four-piece bathroom suite comprising of Shower, Bath, low level WC and hand wash basin with vanity unit below. Utility area with space and plumbing for washing machine and base units for storage. Window to side and rear aspect.

First floor landing

Bedroom 1 12'7" x 10'7" (3.85m x 3.25m)

Window to front and side aspect.

Bedroom 2 9'10" x 9'6" (3.00m x 2.90m)

Window to Rear aspect. Built in storage cupboard.

Garage 10'5" x 15'8" (3.20m x 4.80m)

Double doors leading into garage with window to the side and pedestrian door to the rear. Space to make off street parking on garden area to the side of the property.

Garden Store / Office 10'5" x 9'8" (3.20m x 2.95)

Summer House 9'8" x 7'6" (2.95m x 2.30m)

Garden

Wrap around garden mainly laid to lawn with well stocked flower beds and a variety of seating areas. Enclosed by a picket fence and enjoying views over open countryside.

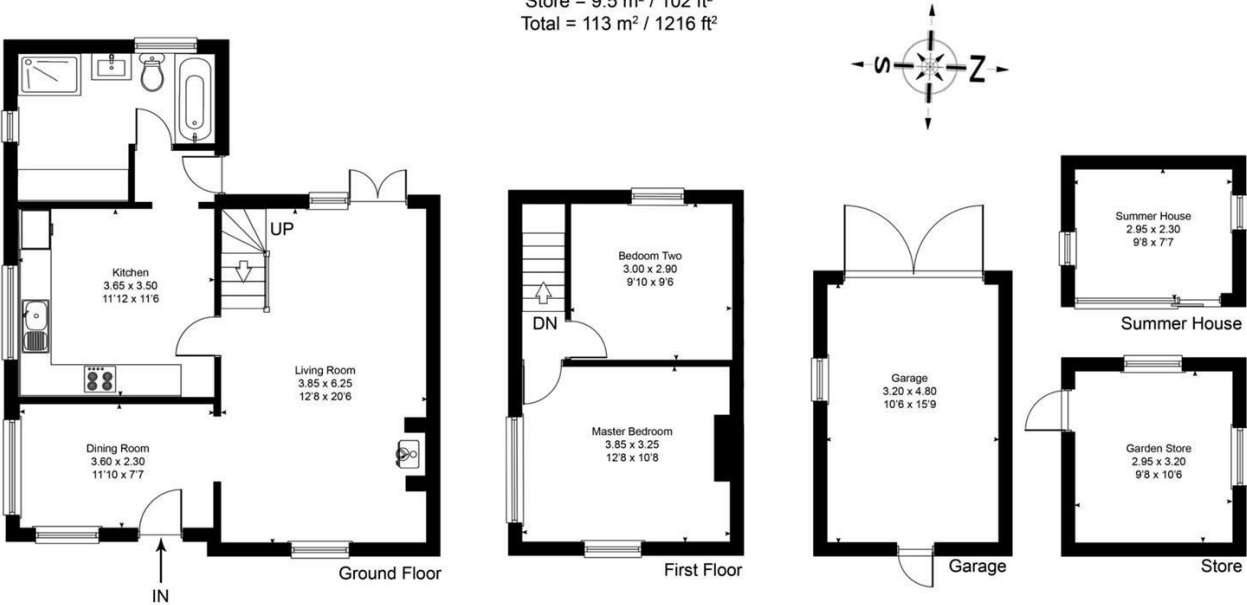








Gazeley CB8 8RR
Approximate Gross Internal Area = 81 m² / 872 ft²
Summerhouse = 7 m² / 75 ft²
Garage = 15.5 m² / 167 ft²
Store = 9.5 m² / 102 ft²
Total = 113 m² / 1216 ft²



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Council Tax Band : C

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(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	