



Mill View, Gazeley, Newmarket, Suffolk

Pocock + Shaw

3 Mill View
Gazeley
Newmarket
Suffolk
CB8 8RN

A superbly presented 3 bedroom semi-detached house attractively positioned in a popular non-estate location and with delightful established gardens. The property stands in a plot of approximately 1/10th of an acre and benefits from a living room with a fireplace, a kitchen/dining room and a large conservatory. Features include a beautiful established West facing garden and a large driveway and a garage.

Guide Price £310,000



Location The village of Gazeley is a Suffolk village that is serviced by a public house, communal recreation grounds, village hall, and a church. Further village amenities can be found in the nearby village of Moulton and include a Post Office with shop, a Pub / Restaurant (The Packhorse Inn), Village Hall, Recreation grounds and a Parish Church. The town of Newmarket is world famous as 'The Headquarters of British Racing' situated 4.5 miles west and the historic town of Bury St Edmunds is 10 miles due east. Both of which offer a substantial range of amenities including schools, restaurants, health clubs, sports facilities, golf clubs, supermarkets and shops.

Accommodation

Entrance porch with a glazed entrance door, quarry tiled floor.

Hallway with stairs leading to the 1st floor, under stairs storage cupboard, wood effect flooring.

Living room with an open fireplace with a stone hearth and surround.

Kitchen/Dining room with a range of wood fronted fitted base and wall mounted units, tiled worktops, with inset sink and drainer, sliding patio doors leading to the rear garden.

Conservatory uPvc double glazed with a pair of doors leading to the garden.

First Floor

Landing with an airing cupboard.

Bedroom 1 with a built in wardrobe.

Bedroom 2 with a built in wardrobe and fitted cupboards.

Bedroom 3 with a built in single bed.

Bathroom with a bath with electric shower over, hand basin with storage under and concealed cistern low level WC, tiled walls.

Outside The property is set well back from the road with a well presented front lawn and a large block paved driveway leading to the front door and a semi-detached garage with a metal up and over door to the front and light and power. A pedestrian side gate leads to a beautifully maintained and well stocked established garden with a wealth of attractive trees, shrubs and flower borders, an ornamental pond and a paved patio area and a timber summer house.

Tenure The property is freehold.

Services

Mains water, drainage and electricity are connected. The property is not in an conservation area. The property is in a low flood risk area. The property has a registered title. Internet connection, basic: 5Mbps, Superfast: 189Mbps. Mobile phone coverage by EE and O2 carriers available. EPC: TBC

Council Tax C West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





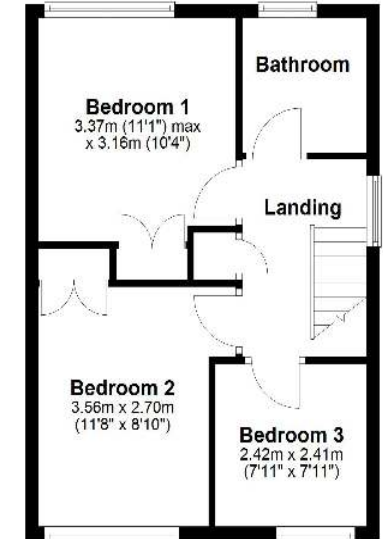
Total area: approx. 89.7 sq. metres (965.6 sq. feet)

Ground Floor

Approx. 50.2 sq. metres (540.8 sq. feet)

First Floor

Approx. 39.5 sq. metres (424.8 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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