



The Street, Gazeley, Newmarket

Sheridans



The Street, Gazeley, Newmarket CB8 8RB

Guide Price £500,000

An elegant three bedroomed end terraced house situated in the heart of Gazeley village which has been sympathetically upgraded and extended to provide outstanding family accommodation.

Understood to have been built in 1850 of traditional pale brick construction beneath a slate roof-line, this charming home retains original features combined with more modern living standards.

The accommodation in brief comprises of a traditional entrance door with glazed inserts opening into a spacious hallway with staircase to first floor and fitted cupboard housing the heating boiler and a cloak/utility room with WC and space for washing machine. The hallway benefits from generous ceiling height offering space for desk and integral storage coat cupboard. This leads to the elegant dining room with original fireplace housing wood burning stove and two sets of French doors opening onto the garden. Wide opening to the spacious sitting room extension which is dual aspect with brick feature wall and oak parquet flooring. The kitchen is off the entrance hall and fitted with an excellent range of kitchen units with work surfaces, space for cooker, fridge freezer and dishwasher with stylish metro tiles, attractive floor tiles and window overlooking the front. This completes the ground floor accommodation.

The first floor accommodation is light and airy with the principle bedroom overlooking the front with en suite shower room. The other two bedrooms are a good size and the modern family bathroom has a shower over the bath.

Outside

Shared gravel driveway to front offering ample private parking. The rear garden is mainly laid to lawn with planted borders, good sized patio area and garden shed. There is a gate offering access to the front. Please note: the neighbour has pedestrian access - there is a pathway around the edge of the lawned area that can be fenced in if required.

Directions

From the A14 east exit on junction 40 and take your first left onto Higham Road signposted to Gazeley. At the T Junction turn right onto The Street and continue until you find the property on the left hand side.

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Location

Gazeley is an attractive village, set amidst undulating Suffolk countryside yet offering excellent access to the A14, is situated close to the Cambridgeshire border, 4 miles from Newmarket and 10 miles from the market town of Bury St Edmunds. Amenities include a public free house, well-served and supported village hall, recreation ground and the 14th Century, All Saints Church. The nearby village of Moulton has a Post Office/shop, public house, primary school, church and village hall with Barrow also offering a range of local facilities and doctors surgery. Newmarket and Bury St Edmunds offer a wider range of amenities including schools, shops, supermarkets, restaurants and leisure facilities and, health clubs. The university city of Cambridge has a direct rail link into London Kings Cross (approx. 45 mins) and there is a branch line from Newmarket and Bury. The A14 and A11 provide direct links to Cambridge and the motorway network beyond.

- Elegant Victorian house in desirable village setting
- Light and Airy accommodation
- Good sized dining and sitting room
- Cloak/utility room
- Off road parking on driveway
- Good sized rear garden
- Oil Fired central heating
- Easy access to amenities
- Three bedrooms, bathroom, en-suite
- Viewing advised to appreciate!

Services

Mains electricity, drainage and water.

Heating -Oil fired radiator central heating.

Council Tax: West Suffolk Band: D

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

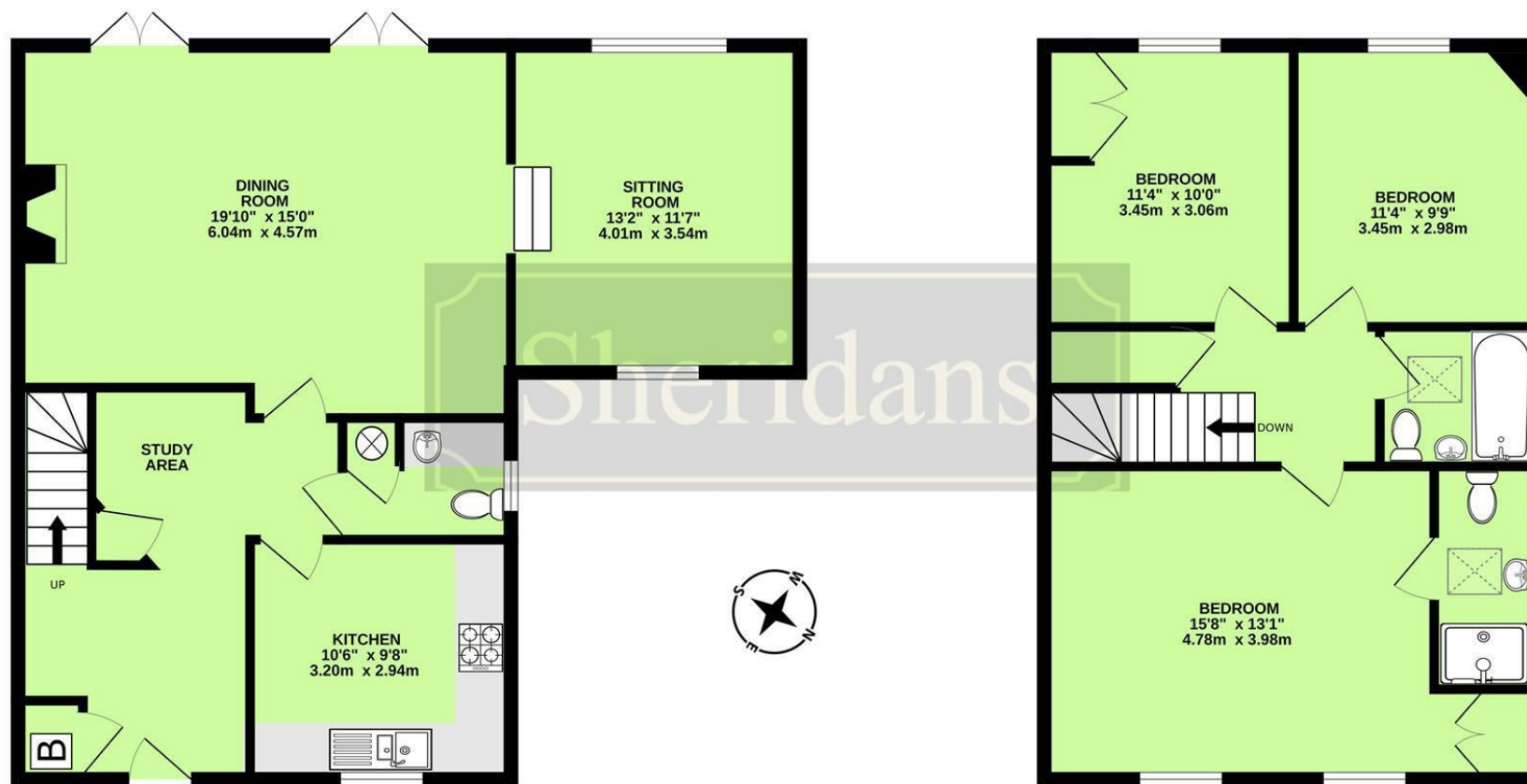
Flood Risk: No Risk



GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.

TOTAL FLOOR AREA: 1316 sq.ft. (122.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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