



**Tithe Close, Newmarket CB8 8RS**

**Guide Price £425,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

# Tithe Close, Newmarket CB8 8RS

An established link detached family home set within this popular village and enjoying delightful mature generous size gardens to rear.

Rather deceptive and offering good size rooms, this property offers accommodation to include entrance hall, kitchen/breakfast room, living room/dining room, utility room, three double bedrooms and a family bathroom.

Externally the property offers integral garage and delightful gardens.

NO ONWARD CHAIN.

## Entrance Hall

With doors through to Living/Dining Room, Kitchen/Breakfast room and:

## WC

With low level WC with concealed, inset hand basin with built in cupboards below. Obscured window to front aspect.

## Living/Dining Room 19'11" x 14'3" (6.08 x 4.36)

Window to front aspect. Door to staircase. Under stair storage. Sliding doors to rear garden.

## Kitchen/Breakfast Room 14'9" x 10'10" (4.50 x 3.31)

Fitted with a range of matching eye and base level storage units with wooden work top surfaces over. Stainless steel sink and drainer with mixer taps over. Free standing oven with extractor hood over. Space and plumbing for dishwasher. Window to rear aspect. Door to:

## Utility Room 8'0" x 7'11" (2.45 x 2.42)

Fitted with matching eye and base level storage cupboards. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing

machine and dryer. Window and door to rear aspect. Door to garage.

## First Floor Landing

With doors to all bedrooms and bathroom. Storage cupboard. Window to rear aspect.

## Bedroom 1 15'10" x 9'9" (4.85 x 2.98)

With fitted wardrobe and windows to front aspect.

## Bedroom 2 12'0" x 9'8" (3.68 x 2.97)

With fitted wardrobes. Window to front aspect.

## Bedroom 3 10'11" x 9'9" (3.33 x 2.99)

With two windows to rear aspect.

## Bathroom

Three piece suite comprising low level WC, pedestal hand basin and bath with shower over. Storage cupboard. Obscured window to rear aspect.

## Outside - Front

Off road parking. Paved path to front door. Integral garage.

## Garage

With up and over door. Door to utility room.

## Outside - Rear

Delightful rear garden with patio area, lawn bordered by mature shrubs and trees.

## 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.

## Property Details

EPC - E

Tenure - Freehold

Council Tax Band - D West Suffolk

Property Type - Link-Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 102 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - TBC

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

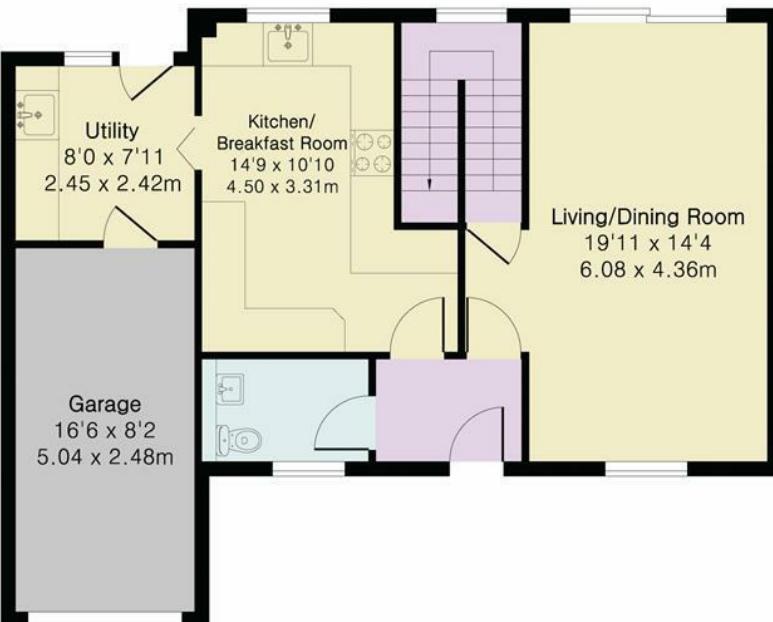
Mobile Signal/Coverage – Ofcom advise good on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

**Approximate Gross Internal Area 1232 sq ft - 115 sq m  
(Including Garage)**

Ground Floor Area 720 sq ft - 67 sq m

First Floor Area 512 sq ft - 48 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(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		54	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		54	81
England & Wales		EU Directive 2002/91/EC	

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