



**The Chase, 1 Needham Street  
Gazeley**

**DAVID  
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# The Chase, 1 Needham Street, Gazeley, Newmarket, CB8 8RR

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.

A idyllically positioned and impressively presented four-bedroom detached house offers over 2,300 sq.ft of accommodation in the desirable hamlet of Needham Street between Gazeley and Bury St Edmunds. The property boasts a modern and high-specification finish throughout whilst still showing glimpses of the original character and charm. The well-proportioned accommodation offers an entrance hall, kitchen, utility room, cloakroom, four reception rooms, four double sized bedrooms, a dressing room and two bathrooms. Externally offering gated driveway parking, a double car-port, single garage and beautifully presented wrap around gardens.

## An almost perfectly positioned and fantastically presented four-bedroom detached house just outside of Gazeley.

**ENTRANCE HALL** Tiled floor, windows to rear and side aspects, a door leading to the wrap-around gardens and stairs rising to the first floor.

**SITTING ROOM** Window to rear aspect and a woodburning stove.

**DINING ROOM** With bi-folding doors opening to the rear garden terrace.

**STUDY** Windows to rear and side aspects.

**KITCHEN** A stylishly fitted kitchen with fitted units and drawers with corian worktops over and an inset double sink. Integrated appliances include a dishwasher, oven, microwave, hob, two fridges and a rising extractor. A large island, window to side aspect and open to the:

**BREAKFAST / SITTING ROOM** Window to front aspect.

**UTILITY ROOM** Fitted units and drawers with worktops over and an inset sink and drainer. Integrated freezer and space and plumbing for further freestanding appliances. Window to side aspect, door leading to the driveway and a large airing cupboard.

**CLOAKROOM** Window to front aspect, and WC.

### First Floor

**LANDING** Window to front aspect and a Velux window.

**MASTER BEDROOM** With a Juliette-Balcony to rear aspect, a **DRESSING ROOM**, which leads to the **ENSUITE** that is extensively tiled with a freestanding bath, shower, vanity sink unit, WC, heated towel rail and window to front aspect.

**BEDROOM 2** Windows to rear and side aspects.

**BEDROOM 3** Window to side aspect.

**BEDROOM 4** Fitted wardrobes and window to front aspect.

**BATHROOM** Extensively tiled with a freestanding bath, double sized shower cubicle, double vanity sink unit, WC, heated towel rail and window to side aspect.

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## Outside

The property is approached through the timber 5-bar gate that opens to the spacious gravelled driveway providing parking for several vehicles and access to the **GARAGE BLOCK** offering a **SINGLE GARAGE** and **DOUBLE CAR-PORT**. The wrap-around garden is predominately lawned enclosed by mature hedging with a paved south-facing terrace. All of which enjoys established plants, trees and shrubs throughout.

**SERVICES** The property is fuelled by an air source heat pump (ASHP). Mains water and electricity with private drainage. Note, none of these have been tested by the agent. In brief, an ASHP is situated outside so that it can absorb the heat from the air and upcycle that and boost to then a higher temperature. The pump needs electricity to run, however it will then produce more heat than electrical energy used.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND F.**

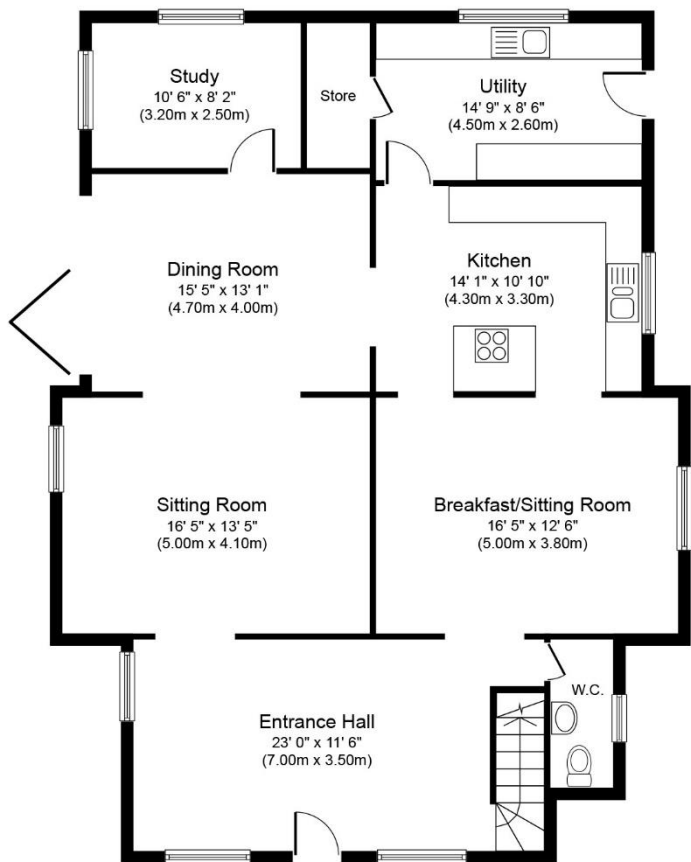
**TENURE** Freehold.

**WHAT3WORDS** cabin.waxes.skylights

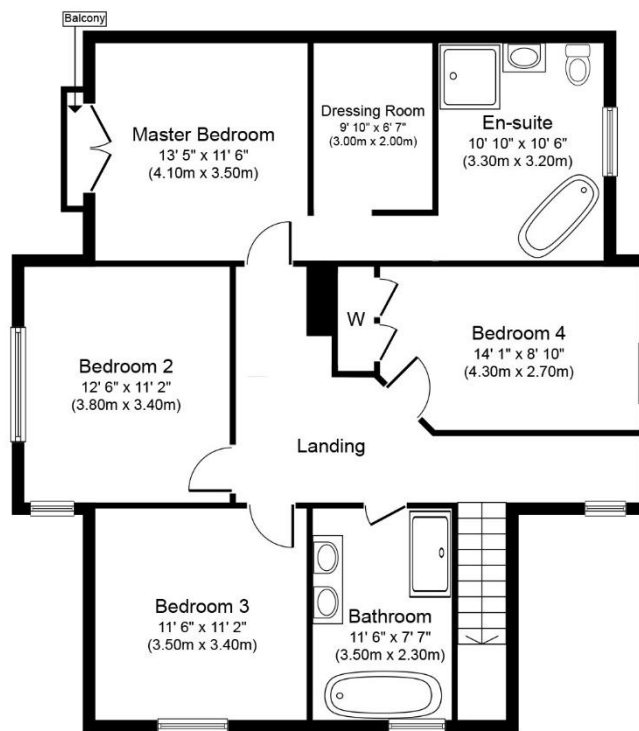
**EPC** tbc

**VIEWING** by prior appointment only through David Burr estate agents.

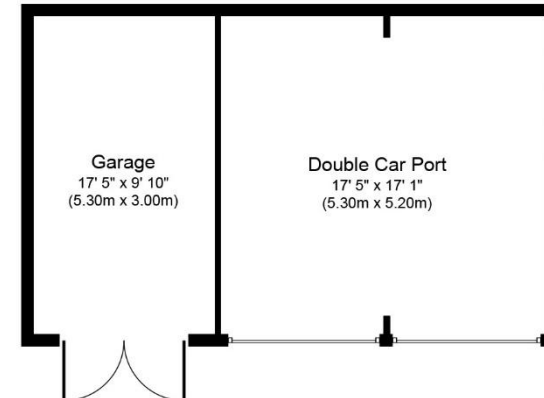




**Ground Floor**  
 Approximate Floor Area  
 1,330 sq. ft.  
 (123.5 sq. m.)



**First Floor**  
 Approximate Floor Area  
 1,026 sq. ft.  
 (95.3 sq. m.)



**Outbuilding**  
 Approximate Floor Area  
 479 sq. ft.  
 (44.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



