



Linden Cottage
Gazeley

**DAVID
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Linden Cottage, 1b The Street, Gazeley, Suffolk, CB8 8RD

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 charming and characterful three-bedroom cottage positioned in the centre of the hugely popular Suffolk village of Gazeley. The property boasts many original features such as sash windows and a fireplace. Accommodation includes three ensuite bedrooms and a large open plan entertaining space on the ground floor. Externally the property offers driveway parking, as well as front and rear gardens with a tandem garage.

A characterful cottage in the heart of Gazeley measuring in excess of 1,600 sq.ft of accommodation.

Ground Floor

ENTRANCE PORCH With windows to both side aspects and double doors leading to:

KITCHEN / DINING / SITTING ROOM A fitted kitchen with matching base and wall units with wooden worktops over and an inset double sink and drainer looking out over the rear aspect. Integrated include a dishwasher as well as built in fridge/freezer, electric oven with induction hob and extractor over. Ample dining space is provided by a large breakfast bar, and the space is flooded with light from windows at the front and rear aspect, as well as a partially glazed door to the side aspect. The space is complete with engineered wood flooring, an open fireplace and stairs leading down to:

Basement

UTILITY A useful space with fitted base units and worktops over. There is plumbing and space for a washing machine/tumble dryer, complete with a window to the side aspect.

LOUNGE A versatile space currently used as a workshop. The space features an old safe, original from when the property was previously the village post office. The room also has a separate WC.

BEDROOM 2 A spacious double in the basement level of the property with a window to the side aspect. Complete with **ensuite** which is partially tiled and features a bath, WC and hand wash basin.

First Floor

LANDING With window to the side aspect and access to the loft space.

BEDROOM 1 Another spacious double bedroom with a large sash window to the front aspect. Complete with **ensuite** which is partially tiled and features a bath, separate shower cubicle, WC, hand wash basin, bidet and a window to the side aspect.

BEDROOM 3 Third bedroom currently used as a double home office. Also complete with an **ensuite** which requires some completing, with tiles currently off the walls. Featuring shower, WC and hand wash basin.

Outside

The property is approached on a gravel driveway and features a walled front garden with a selection of shrubs. There is parking to the front, but a right of access for neighbouring properties to the rear. The **tandem garage** with light, window to the rear aspect and power, provides access currently into the rear garden which is complete with lawn and a selection of mature shrubs.

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SERVICES Oil fired central heating to radiators. Main water and drainage. Main electricity connected. NOTE: None of these services have been tested by the agent.

EPC F.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND E (£2,587.13 annually)

TENURE Freehold.

CONSTRUCTION TYPE Brick construction.

AGENTS NOTE There is a right of access for the neighbouring properties at the rear, meaning parking for the property is only in front of the walled front garden, and is limited to one car only.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

Phone Signal: Yes. Provider: Coverage is likely with all providers.

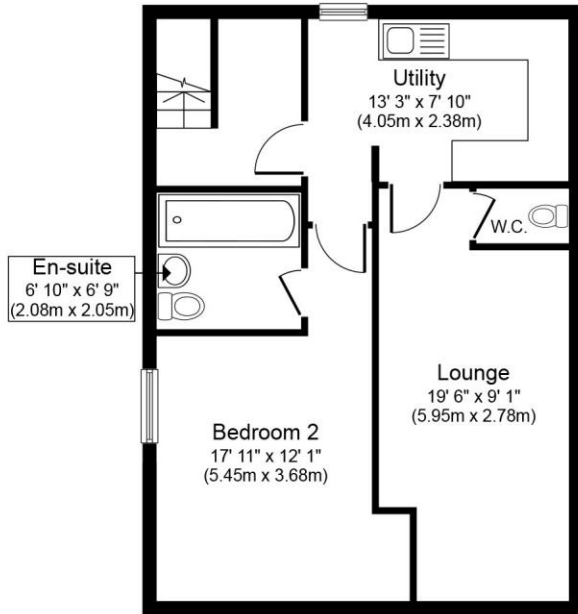
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WHAT3WORDS dads.chaos.newer

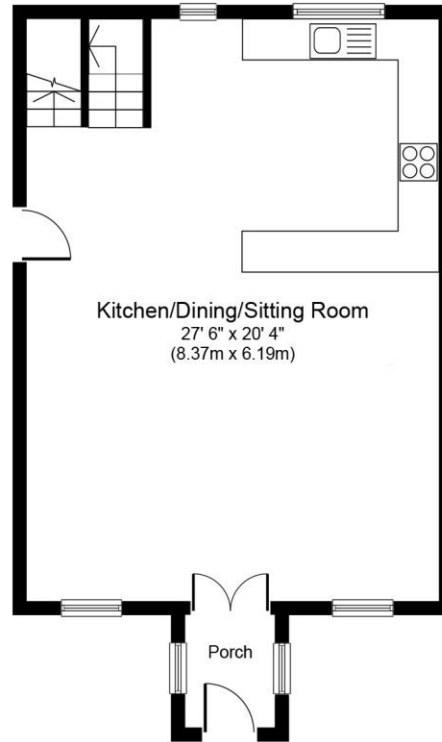
VIEWING Strictly by prior appointment only through DAVID BURR.

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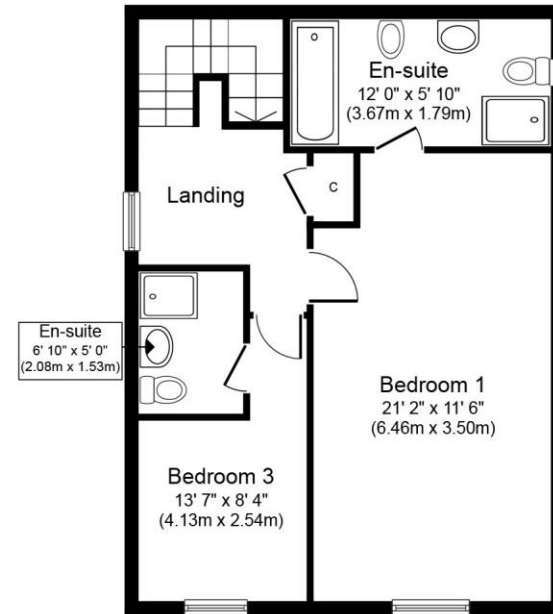




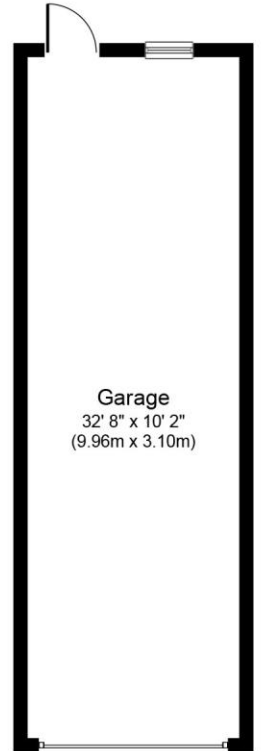
Basement
Approximate Floor Area
553 sq. ft.
(51.4 sq. m.)



Ground Floor
Approximate Floor Area
579 sq. ft.
(53.8 sq. m.)



First Floor
Approximate Floor Area
553 sq. ft.
(51.4 sq. m.)



Garage
Approximate Floor Area
332 sq. ft.
(30.9 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.

