



DAVID
BURR
FOR SALE
01638 669035

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**Yew Tree Cottage, 16 The Street
Gazeley, Suffolk**



16 The Street, Gazeley, Newmarket, 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 recently refurbished 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.

This spacious detached period home is situated in the heart of one of the area's most sought after villages convenient for local amenities. The property has been sympathetically extended and updated in recent years to create a stylish and comfortable home including a particularly impressive master bedroom suite and the added benefit of south facing enclosed gardens.

A spacious detached property offering stylish living accommodation with south facing gardens.

Ground Floor

ENTRANCE HALL With stairs rising to the first floor with a cupboard under.

SITTING ROOM A light double aspect room featuring a former fireplace recess.

GARDEN ROOM Another light double aspect room with fireplace recess and bi-fold doors opening to the garden, enjoying a southerly aspect.

KITCHEN/DINING ROOM Of double aspect and extensively fitted with a range of units under worktops with a 1.5 bowl stainless steel sink inset. Appliances include a Bosch oven and four ring hob, integrated dishwasher and there is space for an American style fridge/freezer. Breakfast bar and dining area.

REAR LOBBY Providing useful storage and a door leading to the rear.

SHOWER ROOM Fitted with a white WC, wash hand basin, plumbing for a washing machine and heated towel rail.

STUDY/PLAYROOM A well-proportioned room with cupboard housing the pressurised water cylinder and outlook to the rear.

First Floor

LANDING With windows to the front aspect and doors to:

MASTER BEDROOM An impressive triple aspect room forming part of the recent extension.

EN-SUITE With stylish white WC, wash hand basin, tiled shower cubicle and a heated towel rail.

BEDROOM 2 Another spacious double room with fitted wardrobes and outlook to the rear.

BEDROOM 3 Outlook to the rear.

BEDROOM 4 Of double aspect, enjoying a delightful outlook towards the village church.

FAMILY BATHROOM Fitted with a modern white suite comprising a WC, wash hand basin, tiled shower cubicle, bath and heated towel rail.

16 The Street, Gazeley, Newmarket, Suffolk, CB8 8RD

Outside

The property sits in a prominent position on the High Street, just a short walk to the village public house with parking available in front of the property and the potential to create off-road parking to the side and front of the property for multiple vehicles. To the rear of the property is a useful courtyard incorporating a garden shed and storage area leading around to an extensive paved terrace, ideal for entertaining opening to the lawn surrounded by a mature hedge line and fenced boundary to the front.

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

EPC RATING Band TBC.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND E. (£2,587.13 per annum).

TENURE Freehold.

CONSTRUCTION TYPE: Brick and block

COMMUNICATION SERVICES (source Ofcom)

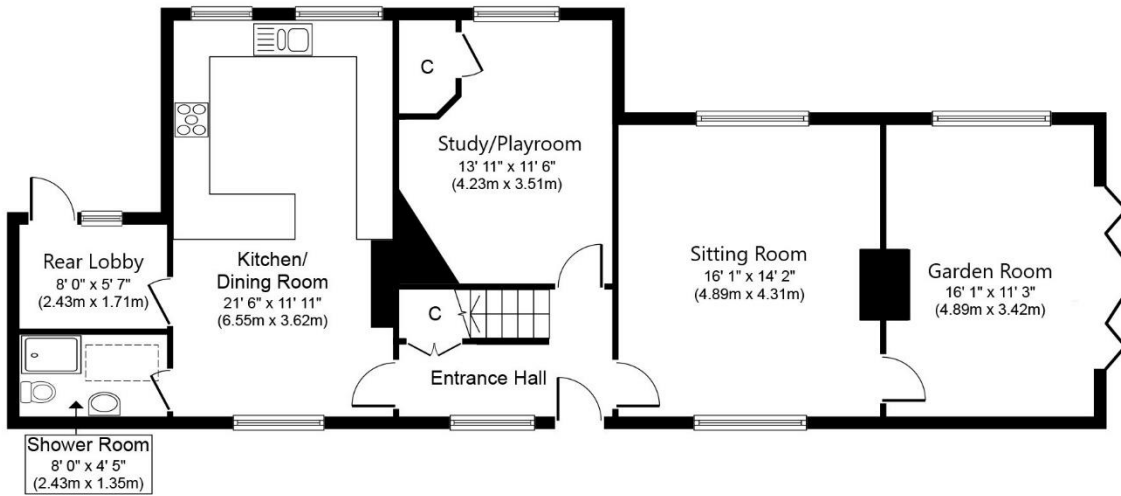
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Yes. Provider: Signal is limited but likely with 02. <https://checker.ofcom.org.uk/>.

WHAT3WORDS destiny.snooping.crouching

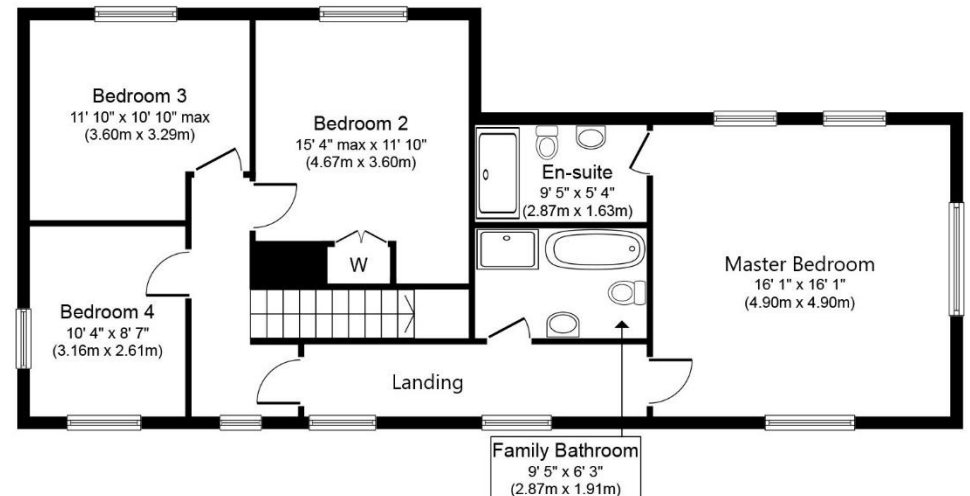
VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1,003 sq. ft.
(93.2 sq. m.)



First Floor
Approximate Floor Area
917 sq. ft.
(85.2 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.

