



All Saints Close, Gazeley, CB8 8WS

CHEFFINS

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Gazeley,
CB8 8WS

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Guide Price £925,000

- Stunning Family Home
- Over 3300 Sq FT
- 3 Reception Rooms
- 5 Bedrooms
- 3 Bathrooms
- Sought After Village
- Beautiful Gardens
- Stunning Views
- Double Garage
- Potential Annexe

Impressive and substantial detached house standing at the head of an exclusive development of just 7 properties and enjoying delightful views over paddocks and countryside. Comprising in excess of 3300 Sq Ft of stunning accommodation to briefly include an entrance hall, 3 reception rooms, brilliant kitchen/breakfast room, 5 bedrooms with 2 ensuite bathrooms. Externally the property boasts a lovely well maintained South Facing garden with outstanding views to rear aspect and access to the detached double garage with kitchenette area, cloakroom and superb games rooms overhead. Simply stunning family residence - Rarely available.





LOCATION

GAZELEY is a popular village within easy reach of Newmarket (5 miles) and the nearby A14, providing good access to Cambridge, London & Bury St. Edmunds.

ENTRANCE HALL

with an arches front door with a glazed window, 2 windows to side aspects, stairs to first floor, under stairs storage cupboard, wood flooring, pair of glazed door to;

DINING ROOM

A double aspect room with wood flooring.

KITCHEN/BREAKFAST ROOM

A superb triple aspect room with a range of base and wall mounted units with worktops over, one and a half bowl sink and drainer with mixer tap, tiled splashbacks, built-in Indesit dishwasher, microwave, Rangemaster style cooker with stainless steel extractor hood over and 5 ring hob, large built-in storage cupboard, wood flooring, recessed ceiling spotlights, French doors to garden, part glazed door to;

UTILITY ROOM

with a range of base and wall mounted units, granite effect worktops, stainless steel sink unit with drainer, tiled splashbacks, space and plumbing for washing machine, space for tumble dryer and fridge/freezer, Worcester oil fired boiler, extractor fan, fuse box, wood flooring, part glazed door to outside.

CLOAKROOM

with hand wash basin, low level WC, extractor fan and wood flooring.

SITTING ROOM

A light and spacious triple aspect room

with an open fireplace with brick hearth, 2 pairs of French doors to garden.

STUDY/FAMILY ROOM

with wood flooring, double aspect windows to side and rear, door to outside.

FIRST FLOOR

LANDING

with a built-in airing cupboard housing hot water tank and shelving, access to the roof space.

BEDROOM 1

A double aspect room with views over open paddocks and countryside with a range of built-in wardrobes.

ENSUITE BATHROOM

with a free standing bath with shower attachment over, separate shower cubicle, low level WC, hand wash basin with a mirror over and vanity unit below, heated towel rail, extractor fan, recessed ceiling spotlights, window to the side aspect.

BEDROOM 2

with a window to the rear aspect, 2 built-in wardrobes.

ENSUITE SHOWER ROOM

with a shower cubicle, pedestal hand wash basin, low level WC, extractor fan, recessed ceiling spotlights, window to the rear aspect.

BEDROOM 3

with built-in wardrobes, shelving with fitted desk, window to the front aspect.

BEDROOM 4

with a built-in wardrobe, window to the front aspect.

BEDROOM 5

with a built-in wardrobe, window to the side aspect.

FAMILY BATHROOM

with a 'P' shaped panelled sided bath with shower and screen over, pedestal hand wash basin, low level WC, extractor fan, window to the front aspect.

ANNEXE

GROUND FLOOR

UTILITY ROOM / KITCHENETTE

with base and wall mounted units, worktop, space and plumbing for fridge/freezer, access to the roof space, door to garage.

CLOAKROOM

with a low level WC, hand wash basin, wall mounted heater.

DOUBLE GARAGE

with 2 pairs of wooden doors to the front aspect, power and light, part glazed pedestrian door to the side.

FIRST FLOOR

OFFICE/STUDIO/GAMES ROOM

A spacious room which could be used for a variety of uses with a window to the front aspect.

OUTSIDE

The property is set back from the road and situated amongst just 6 neighbouring properties with a large gravel driveway leading to the double garage.

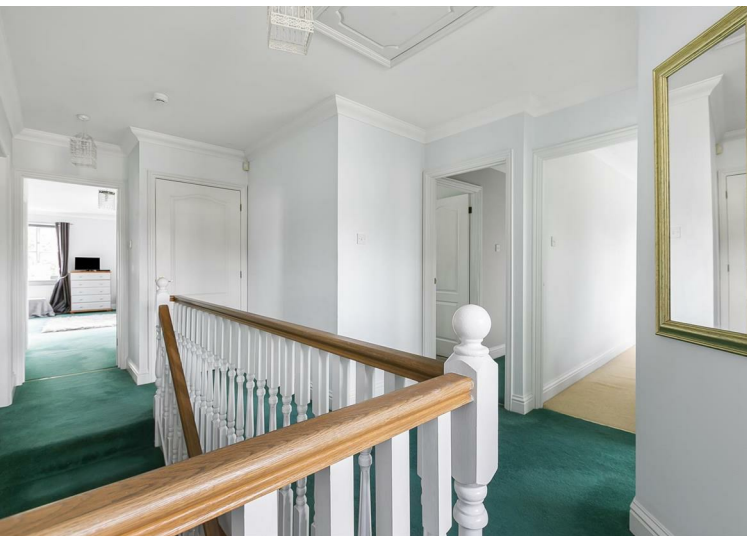
The front garden is mainly laid to lawn with flowerbed borders and a paved pathway leading to the front entrance door.

To the rear of the property is a delightful enclosed South facing garden mainly laid to lawn with open views over paddock and farmland, raised decking area adjoining the rear of the house with railing to the side, outside lighting, storage shed and a paved pathway to the annexe from the house. The garden is bordered by hedging to the rear, a brick wall to one side and wooden fencing to the other side.

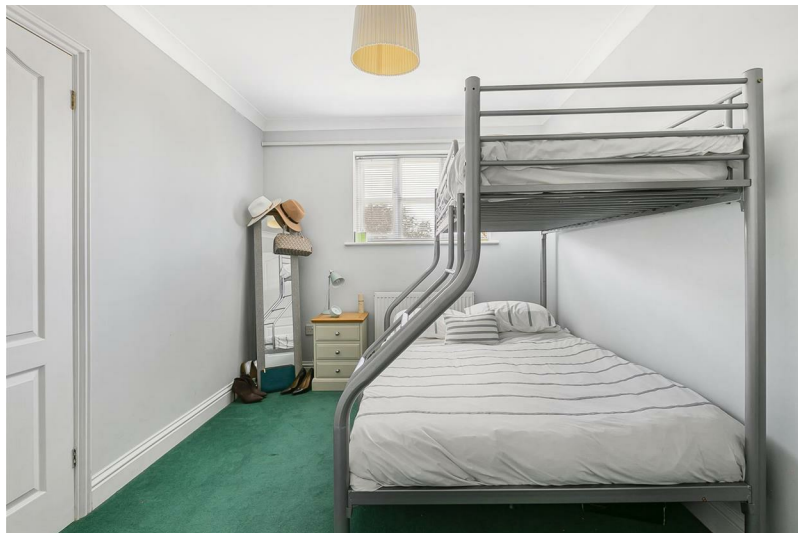
MATERIAL INFORMATION

Tenure - Freehold
Council Tax Band - G





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

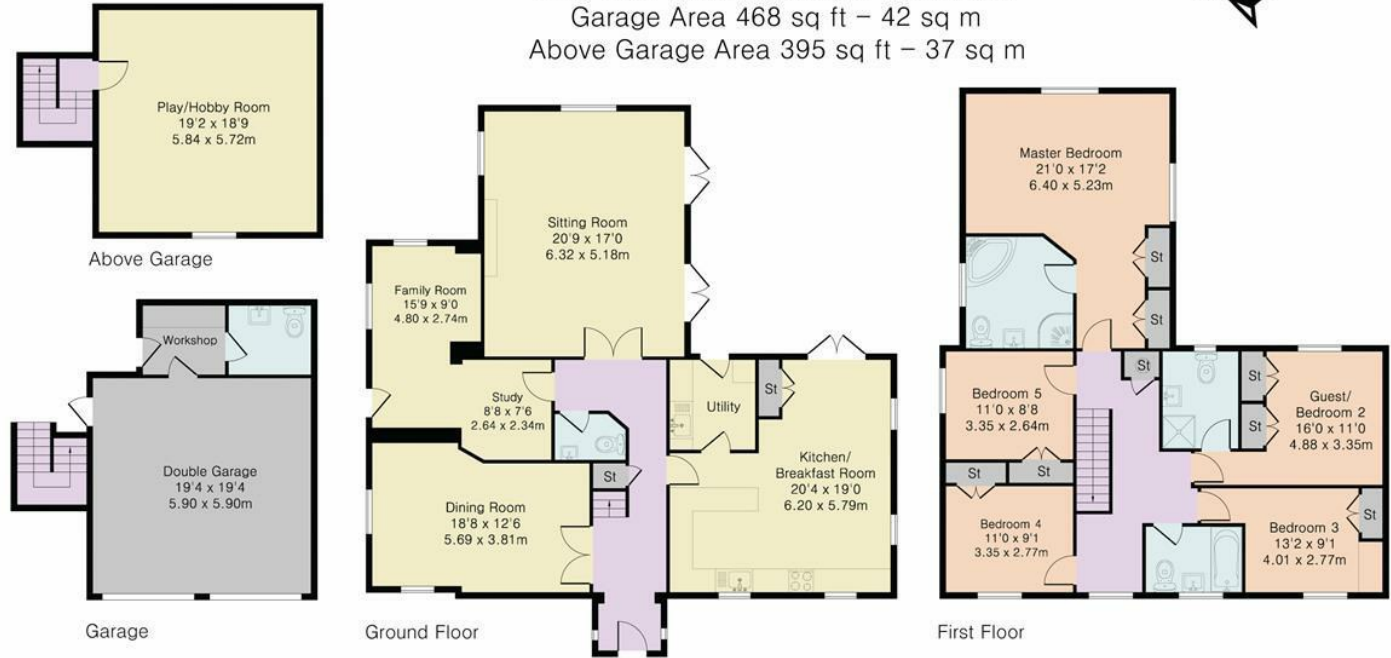


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 Local Authority - West Suffolk





Approximate Gross Internal Area 2878 sq ft – 268 sq m
 Ground Floor Area 1344 sq ft – 125 sq m
 First Floor Area 1139 sq ft – 106 sq m
 Garage Area 468 sq ft – 42 sq m
 Above Garage Area 395 sq ft – 37 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.