

Gazeley Road, Ashley

Pocock + Shaw

1 Gazeley Road
Ashley
Cambridgeshire
CB8 9EF

A beautifully presented three-bedroom semi-detached home, set on the edge of this sought-after village and enjoying delightful views across open fields. Thoughtfully modernised and improved throughout, the accommodation includes a contemporary fitted kitchen/dining room and a charming living room featuring a wood-burning stove. Upstairs are three well-proportioned bedrooms, including a principal bedroom with an en-suite. Further benefits include attractive gardens, a desirable semi-rural setting and the added advantage of no onward chain.

Guide Price £345,000









Location Ashley is a charming Cambridgeshire village surrounded by picturesque countryside and stud farms, approximately 4 miles from Newmarket, 12 miles from historic Bury St Edmunds and 17 miles from Cambridge. The village offers a range of amenities, including a restaurant/public house, local shop and attractive village pond, while a primary school can be found in the nearby village of Cheveley.

Accommodation

Entrance hall with a part glazed composite door, stairs leading to the first floor, under stair cupboard with the oil fired combination boiler, tiled flooring.

Living room with a feature fireplace with a period style cast iron surround.

Kitchen/dining room featuring a stylish modern fitted kitchen with a range of base and wall-mounted units, complemented by oak worktops with an inset sink and drainer. Integrated appliances include an oven and grill, ceramic hob with extractor hood, dishwasher and washing machine, together with a slimline wine fridge. Wood-effect flooring and French doors opening onto the rear garden complete the space.

Bathroom with a modern suite comprising a bath with shower over, hand basin and low level WC, part tiled walls.

First floor

Landing with a window to the side apect.

Bedroom 1 with a feature fireplace with a period style cast iron surround.

Ensuite shower room with a tiled walk-in shower cubicle, hand basin with storage under, low level WC, wood flooring.

Bedroom 2 with a feature fireplace with a period style cast iron surround.

Bedroom 3 with a window to the rear aspect.

Outside The property occupies an attractive position on the edge of the village, enjoying superb views to the front across open farmland.

A generous shingled front garden enhances the approach, while a side gate leads to the established rear garden, featuring a lawn, well-stocked shrub borders, a shingled seating area and a separate patio.

Services and tenure

Tenure The property is freehold.

Services
Mains water, drainage and electricity are connected.
The property is not in a conservation area and is in a low flood risk area.
The property has a registered title.
Internet connection, basic: 9Mbps, Superfast: 57Mbps.
Mobile phone coverage by the four major carriers available.
EPC: D

Council Tax B East Cambridgeshire District Council

Viewing By Arrangement with Pocock + Shaw PBS













Total area: approx. 84.8 sq. metres (913.1 sq. feet)







Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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