



**The Orchards  
Gazeley, Suffolk**

**DAVID  
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# The Orchards, Stubbins Lane, Gazeley, Newmarket, Suffolk, CB8 8RL

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.

A substantial 2,500 sq ft detached property nestled in a quiet corner of this highly sought after village. The property has been extensively updated in recent years to create a stylish and comfortable home blending modern finishes with character features including an impressive, open plan kitchen/living area. Further benefits include off road parking, low maintenance gardens and a useful store/workshop.

## A substantial 2,500 sq ft detached property in a quiet, village location.

### Ground Floor

**ENTRANCE LOBBY** A spacious and welcoming entrance in turn leading to the entrance hall. Stairs rising to the first floor with doors leading to:

**SITTING ROOM** A large newly created room featuring an impressive media wall with window to the front aspect complete with built in shutters.

**SNUG** With a stunning inglenook fireplace, this double aspect room is suitable for a multitude of uses. Windows to the front and side aspect complete with built in shutters.

**KITCHEN/DINING/FAMILY ROOM** Cleverly redesigned and opened up, this tastefully presented room really is the heart of the home. With a range of base and full height units there is ample preparation space on the mineral worktops. With a spacious island with inset induction hob and wine cooler. Additional appliances include double electric ovens, a dishwasher, inset butler sink and mixer tap. Exposed beams, brick fireplace, French doors and three windows to rear aspect.

**UTILITY ROOM** Fitted with a further range of base units under worktops with butler sink inset, space and plumbing for washing machine and tumble dryer, tiled flooring and a door to the rear garden.

**CLOAKROOM** With WC and wash hand basin complete with storage under, and also a heated towel rail.

### First Floor

**GALLERIED LANDING** With Velux window to front, exposed beams and an airing cupboard. Doors leading to:

**MASTER BEDROOM** The impressive master suite features a large double bedroom with extensively fitted wardrobes and window to the front and exposed wooden beams. **EN SUITE** fitted with a suite comprising a WC, wash basin, shower cubicle and heated towel rail.

**BEDROOM 2** Featuring fitted wardrobes and a pleasant outlook over the garden.

**BEDROOM 3** With a fitted wardrobe and windows to both side and front aspect.

**BEDROOM 4** With outlook over the garden.

**BATHROOM** Fitted with a matching three-piece suite comprising a WC, wash basin, soaking tub as well as a heated towel rail.

### Outside

The property is situated in a quiet location approached by a gated driveway providing ample parking for several vehicles and with side access to the rear gardens. The remainder of the front gardens enjoy a host of mature plants and shrubs, as well as a log store.

The gardens are to the side and rear with a large dining terrace enjoying a south, westerly aspect, ideal for alfresco entertaining.

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The artificial turf is bordered by mature shrub beds whilst to the rear, is a green house and raised beds and a useful **store/workshop** with light and power connected.

**SERVICES:** Oil fired heating, Mains water, drainage and electricity. **NOTE:** None of these services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk District Council.

**COUNCIL TAX BAND:** Band F (£3,057.51 per annum).

**EPC RATING:** Band F.

**TENURE:** Freehold.

## **COMMUNICATION SERVICES (source Ofcom)**

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

**Phone Signal:** Likely with all major providers.

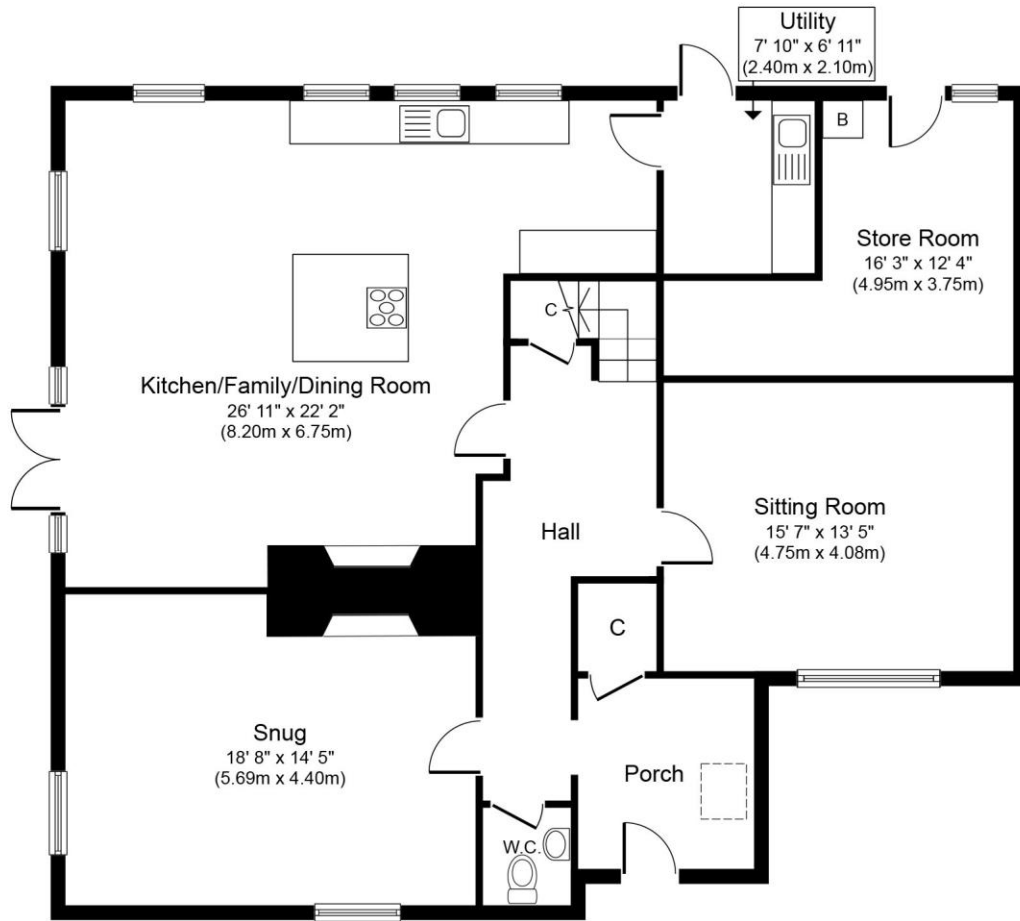
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**WHAT3WORDS:** refills.goad.diet

**VIEWING** Strictly by prior appointment only through DAVID BURR.

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**Ground Floor**  
**Approximate Floor Area**  
**1,441 sq. ft.**  
**(133.8 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**1,147 sq. ft.**  
**(106.6 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.

