



24 The Street,  
Gazeley

DAVID  
BURR



# 24 The Street, Gazeley, Newmarket 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 beautifully presented two-bedroom cottage with a study, set in the heart of the popular Suffolk village of Gazeley, featuring a contemporary finish alongside character details such as exposed beams and a fireplace with an inset wood-burning stove, plus two driveways, a well-kept front garden and a private courtyard garden.

## A beautifully presented cottage in Gazeley measuring approximately 1,200 sq. ft of accommodation.

**ENTRANCE HALL** Door to side aspect and open to the:

**KITCHEN / BREAKFAST ROOM** A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset double sink and drainer. Integrated washing machine with further space for freestanding appliances. Ample dining space, two windows to front aspect and a large pantry cupboard.

**SITTING ROOM** An impressive room with an inset wood burning stove, windows to front and rear and a door to front aspect.

**CLOAKROOM** Wash hand basin, heated towel rail, WC and window to front aspect. Within the long-fitted cupboard is plumbing for either a shower cubicle or utility space.

### First Floor

**LANDING** Two windows to rear aspect and two fitted cupboards.

**BEDROOM 1** Fitted wardrobe and two windows to front aspect.

**BEDROOM 2** Window to front aspect and loft access.

**BATHROOM** Fitted with a bath with a shower over, vanity sink unit, WC, heated towel rail and window to front aspect.

### Second Floor

**STUDY** Window to side aspect.

### Outside

The property boasts two driveways at either side of the front aspect that provide parking for two vehicles in total. Between the two driveways is the beautifully presented front garden that is predominately lawned with a paved pathway, inset lighting and a wonderful selection of established shrubs and plants. The courtyard garden is positioned to the side of the property and enjoys raised flowerbeds.

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**Agents Note:** Photographs were taken in 2023; however, the property remains the same.

**SERVICES** Electric central heating. Mains water, drainage and electricity.  
Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND** D.

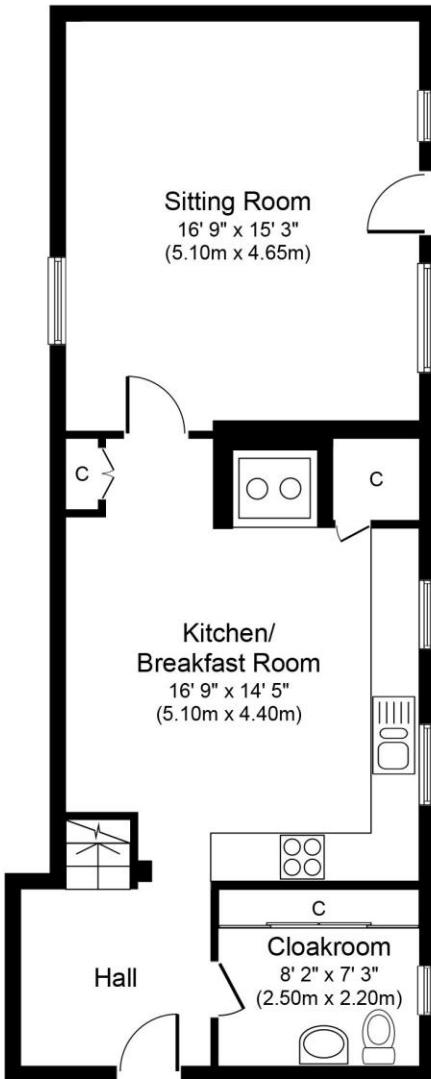
**TENURE** Freehold.

**WHAT3WORDS** gateway.shuttered.resort

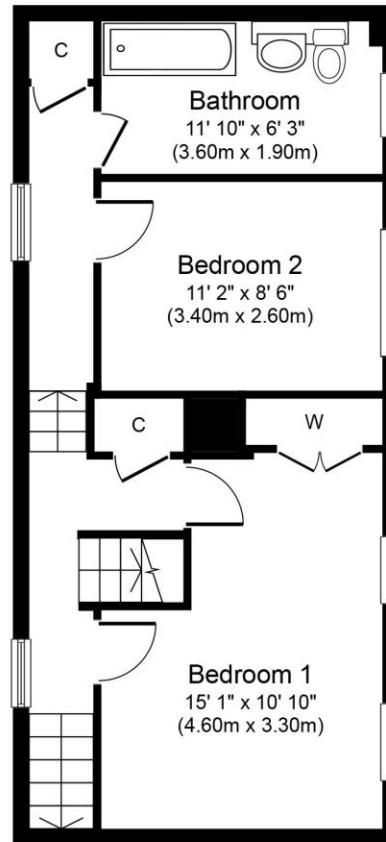
**EPC** TBC

**VIEWING** by prior appointment only through David Burr estate agents.

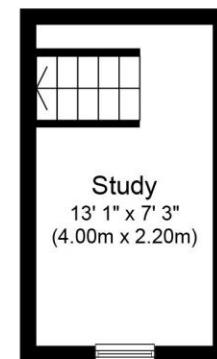




**Ground Floor**  
**Approximate Floor Area**  
**629 sq. ft.**  
**(58.5 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**476 sq. ft.**  
**(44.2 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**95 sq. ft.**  
**(8.8 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.

