



**Tollesbury Gardens, Gazeley CB8 8RB**

**Guide Price £795,000**

**MA**  
Morris Armitage

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**Tollesbury Gardens is an exclusive development of only 4 individual homes, located in the picturesque village of Gazeley. This unique, architecturally designed property, built in 2018 by the highly regarded developer Logan Homes, is a stunning and rather special 4 bedroom Georgian style home. Boasting over 2,000sqft of accommodation, this light and airy property benefits from double glazed sash windows, energy efficient air source heat pump with underfloor heating to the ground floor, alarm system and LABC warranty (2 years remaining). Nestled in the heart of the village and approached via a private driveway, this impressive home offer a secluded location.**

### **Location**

Gazeley village offers an active community with a magnificent 14th century medieval church, village hall, recreation grounds and a Public House. The nearby village of Moulton, 1 mile away, offers a post office, primary school and the renowned Packhorse Inn. One of the current owners favourite aspects of the house is the proximity of wonderful country walks from the doorstep.

Newmarket (5 miles) is set in attractive countryside on the Suffolk/Cambridgeshire border and is world famous as the headquarters of British horseracing. The town is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Newmarket itself provides a good range of amenities including schools, shopping facilities, hotels, restaurants and leisure facilities including a golf club.

Cambridge (19 miles) and Bury St Edmunds (10 miles) offer further amenities. There is excellent access to the A14 and A11 (M11). There is a branch line connection from Newmarket to Cambridge and Ipswich. Cambridge, Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour.

### **Accommodation**

A stunning, spacious central entrance hall welcomes you on entry, with porcelain tiled flooring. Oak doors are fitted throughout the house. The oak bull-nose staircase with oak handrail and contrasting white spindles leads to the first floor galleried landing.

### **Ground Floor**

A standout kitchen/breakfast room boasts a range of shaker style units and storage drawers with Silestone worktops over. A matching kitchen island provides further storage and breakfast bar seating. Integrated Bosch appliances include an eye level double oven, inset hob with extractor over, dishwasher and fridge/freezer. A handsome freestanding dresser compliments the fitted kitchen. A charming dining area has french doors leading to the terrace area. A dedicated utility/laundry room provides further storage. Porcelain tiled flooring is laid throughout.

The delightful sitting room enjoys french doors leading to the terrace area with a further window to the side aspect. The focal fireplace has a traditional sandstone surround and mantel, currently fitted with a Clearview woodburner stove.

The house offers two further, generous reception rooms and a ground floor cloakroom.

### **First Floor**

Spacious galleried landing with a large window to the front aspect, airing cupboard and access to the boarded loft. The Master bedroom benefits from dual double wardrobes and a luxurious en suite comprising low level WC, twin vanity units and a double sized shower. Bedroom 2 benefits from fitted wardrobes and a contemporary en suite comprising low level WC, handbasin and double sized shower. Two further double bedrooms, one with fitted wardrobes. A contemporary bathroom serves the remaining bedrooms, comprising low level WC, handbasin, bath and walk-in shower

### **Outside**

The property is approached via a block paved driveway leading to a double garage with wooden up and over, remote controlled, doors. Well maintained lawned areas with a huge variety of planting to the borders, flagstone paving leads to the front and sides of the house with access gates. The rear garden offers generous flagstone paved terrace with french door access to both the kitchen/breakfast room and living room. A central pathway leads to a delightful Victorian style, timber framed greenhouse and further seating area.

### **Property Information**

Tenure: Freehold; EPC - B; Council Tax Band - G (West Suffolk); Property Type - Detached House; Property Construction - Standard; Square Meters - 198SQM; Parking - Driveway & Double Garage; Electric/Water/Sewerage Supplies - Mains; Heating - Air source heat pump, underfloor & radiators; Broadband Type - Ultrafast available, 1800Mbps download, 220Mbps upload; Mobile Coverage - Ofcom advise likely on all networks; Rights of Way/Easements/Covenants - no that the vendor is aware of

**Approximate Gross Internal Area 2076 sq ft - 193 sq m  
(Excluding Garage)**

Ground Floor Area 1055 sq ft – 98 sq m  
First Floor Area 1021 sq ft – 95 sq m  
Garage Area 406 sq ft – 38 sq m



- Unique, Exceptional Detached House
- Beautifully Presented Throughout
- Contemporary Kitchen/Dining Room
- Three Reception Rooms
- Four Bedrooms (2 En Suite)
- Contemporary Bathroom
- Delightful Rear Garden
- Generous Driveway & Double Garage
- Highly Regarded Village Location
- Viewing Highly Recommended



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	89

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(81-91) A			
(69-80) B			
(55-68) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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