

Moulton Road, Gazeley, CB8 8RA

CHEFFINS

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Gazeley,
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4 2 1

Offers In Excess Of



- Detached Bungalow
- 4 Bedrooms - 1 Ensuite
- Kitchen/Breakfast Room
- Over 1,200 sq ft of Accommodation
- Beautiful Private Garden
- Off-Road Parking for 2/3 Cars
- Timber Built Garage
- Sought After Village Location

A spacious detached 4 bedroom bungalow situated in the sought after village of Gazeley. Offering over 1,200 sq ft of versatile accommodation the property features a kitchen/breakfast room overlooking the garden, a living room with open fireplace, 4 bedrooms, an ensuite wet room and family bathroom. Outside, the property enjoys a beautifully maintained and private rear garden, a timber built garage and off-road parking for 2/3 cars. Viewing Recommended.









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 a double glazed composite entrance door.

KITCHEN/BREAKFAST ROOM
with a range of solid wood base units with solid wood work surfaces over, Belfast style sink, space and plumbing for appliances, built-in Kenwood extractor hood, inset spotlights, wood flooring, airing cupboard housing water cylinder, radiator, double glazed door to the side with a cat flap, double glazed French doors opening onto the rear garden.

LIVING ROOM
with an open fireplace with exposed brickwork, 2 radiators, full length double glazed window to the front aspect.

INNER HALLWAY
with loft access, radiator, storage cupboard.

FAMILY BATHROOM
with a 'P' shaped bath with shower over, pedestal wash hand basin, radiator, heated towel rail, extractor fan, tiled flooring, tiled splashbacks, double glazed window to the rear aspect.

INNER HALL
with French doors opening onto the side aspect.

BEDROOM 1
A dual aspect room with double glazed windows to the rear and side aspect, radiator, inset spotlights.

ENSUITE WET ROOM
with pedestal wash hand basin, low level WC, electric shower, tiled flooring, tiled splashbacks, inset spotlights, built-in extractor fan, heated towel rail, double glazed window to the side aspect.

CLOAKROOM
with a low level WC, wall mounted wash hand basin, radiator, double glazed window to the side aspect.

BEDROOM 2
A dual aspect room with a double glazed window to the front aspect, a full length double glazed window to the side aspect and radiator.

BEDROOM 3
with a radiator and a double glazed window to the side aspect.

BEDROOM 4/STUDY
with a radiator and a double glazed window to the front aspect.

OUTSIDE
To the rear of the property is a beautiful private garden mainly laid to lawn with an array of flowers and mature shrub borders, a weeping willow, various fruit trees and areas of wild flowers. Adjoining the property is a paved patio seating area, partially enclosed by a low wall. The lawned garden extends around the right hand side of the property with a greenhouse and access to the front. To the left hand side is a further area featuring a timber built shed and gated access.

To the front attractive cottage style gardens are partially enclosed by hedgerows with a variety of flowers and shrubs, a pathway leads to the entrance door.

Adjacent to the garage is a further laid to lawn area with hedgerow and shrubs. The driveway access is shared with the neighbouring property before branching off to provide private parking for 2/3 vehicles.

GARAGE
A detached timber built style garage with an up and over door.

SALES AGENTS NOTES
Please note the property driveway is shared with the next door neighbour, both properties have a right of access over this and any maintenance costs associated with the shared aspect of the driveway is shared between both properties.

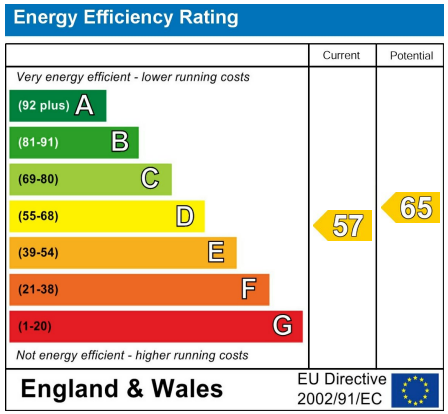
For more information on this property, please refer to the Material Information Brochure on our website.



















Offers In Excess Of £485,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk







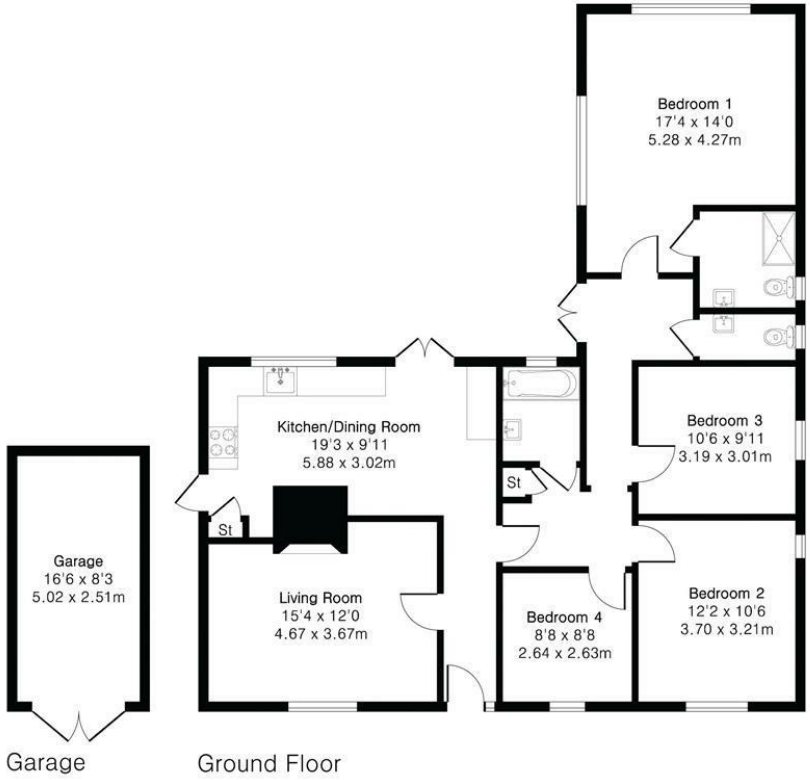


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Approximate Gross Internal Area 1214 sq ft - 113 sq m
(Excluding Garage)
Garage Area 136 sq ft – 13 sq m



PINKPLAN

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.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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