



TOLLESBURY GARDENS, GAZELEY, NEWMARKET, CB8 8RB

- Cambridge - approx. 21 miles
- Bury St Edmunds - approx. 9 miles
- Newmarket - approx. 1.1 miles

Well presented throughout • Peaceful setting • Three reception rooms • Three bathrooms • Four double sized bedrooms • EPC rating B

DESCRIPTION

Built by Logan Homes in 2018 to an impressive standard, the accommodation offers an entrance hall, three reception rooms, kitchen/breakfast room, utility room, cloakroom, four double sized bedrooms and three bathrooms. Externally enjoying beautifully presented gardens, a driveway and detached double garage.

GROUND FLOOR

Entering into the large and inviting entrance hall with a tiled floor and fitted cupboard. The sitting room enjoys French doors leading to the rear garden terrace, as well as a fitted wood burning stove with a sandstone fireplace. The remaining two reception rooms are a dining room and study. The kitchen/breakfast room boasts a stylishly fitted kitchen with stone worktops and an inset sink and drainer. Integrated appliances include a double oven, dishwasher, hob and fridge-freezer. Freestanding dresser, tiled floor, ample dining space and French doors leading to the rear garden terrace. The remaining ground floor offers a utility room and cloakroom.

AN IDYLICALLY POSITIONED AND WELL-PRESENTED FOUR-BEDROOM DETACHED HOUSE OFFERING CLOSE TO 2,500 SQ.FT OF ACCOMMODATION IN THE HUGE POPULAR SUFFOLK VILLAGE OF GAZELEY.



FIRST FLOOR

The landing is generously sized with a large window to front aspect, loft access and an airing cupboard. The master bedroom enjoys fitted wardrobes and an ensuite, which is extensively tiled with a double sized shower, his-and-hers vanity units, WC and heated towel rail. Bedroom 2 and 3 only fitted wardrobes too, with the second bedroom also enjoying an ensuite with a double sized shower, wash hand basin, WC and heated towel rail. The final bedroom is also double in size. The family bathroom boasts a bath and shower cubicle, vanity sink unit, WC and heated towel rail.

OUTSIDE

The property is approached via a privately owned and shared road that in turn leads to the property's driveway and detached double garage. The remaining front aspect is predominately lawned with wonderful beds planted with mature shrubs, plants and trees. The rear garden is beautifully presented and largely lawned with several terraces and established flower beds plants with shrubs, plants and trees. Additionally, the Victorian style greenhouse is both a functional and elegant feature being centrally positioned with a paved pathway leading to it.

LOCATION

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.



ADDITIONAL INFORMATION

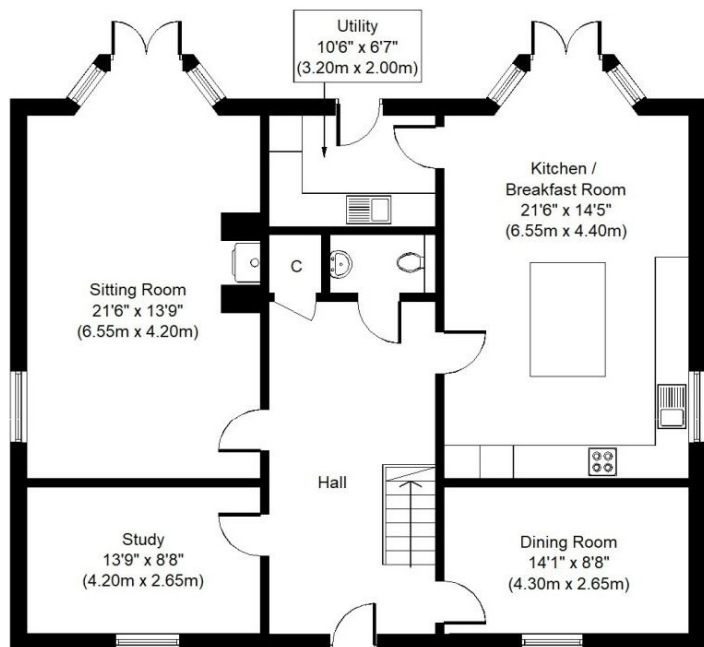
Tenure: Freehold

Services: Air source heat pump heating. Partial underfloor heating. Mains water, drainage and electricity

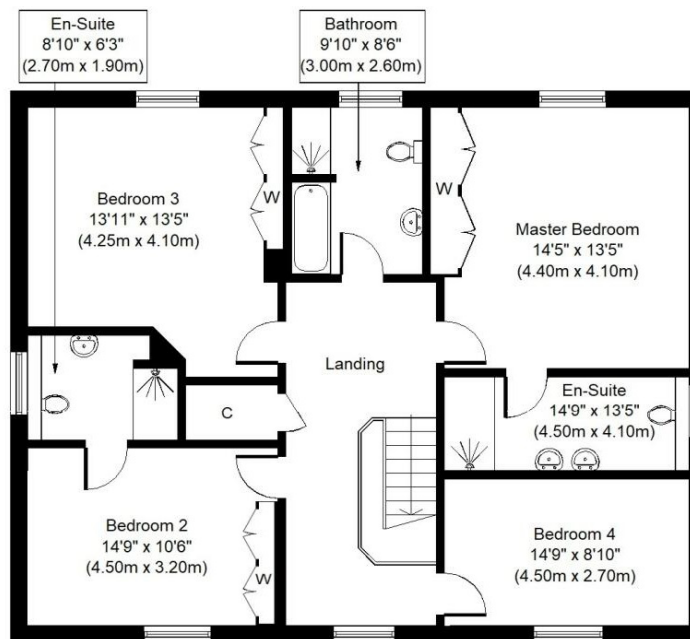
Local Authority: West Suffolk District Council

Viewings: Strictly by appointment with the Selling Agents,
Carter Jonas 01223 403330

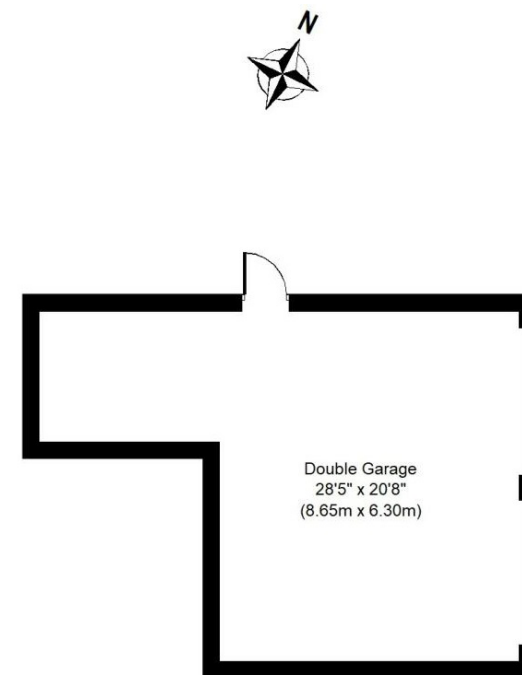




Ground Floor
Approximate Floor Area
1232 Sq. ft.
(114.5 Sq. m.)



First Floor
Approximate Floor Area
1198 Sq. ft.
(111.3 Sq. m.)



Garage
Approximate Floor Area
449 Sq. ft.
(41.7 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	82	89
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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