



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.

An abundantly charming and fantastically well-presented two-bedroom (as well as a study) cottage positioned in the centre of the hugely popular Suffolk village of Gazeley. The property boasts a contemporary style throughout whilst retaining many original features such as exposed beams and a fireplace which now enjoys an inset woodburning stove. Externally offering two driveways, a beautifully presented front garden and a quaint and 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 driveway's 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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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

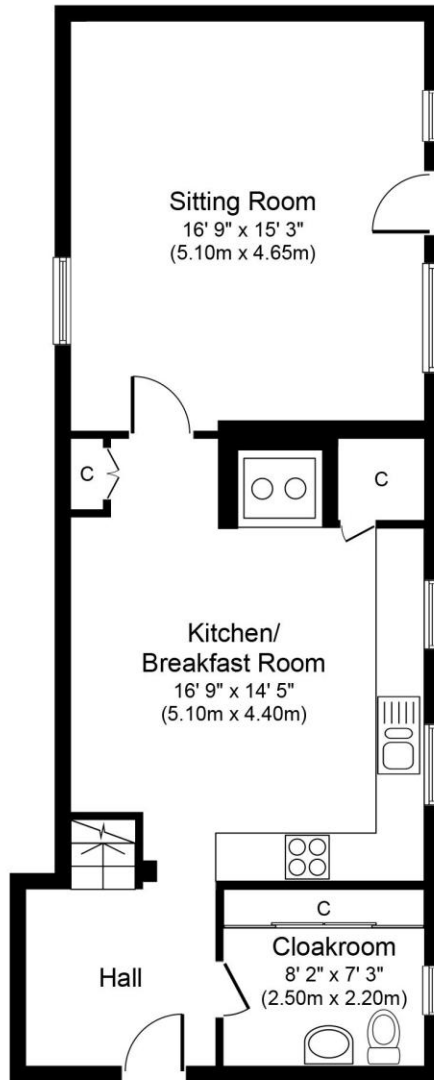
EPC G.

VIEWING by prior appointment only through David Burr estate agents.

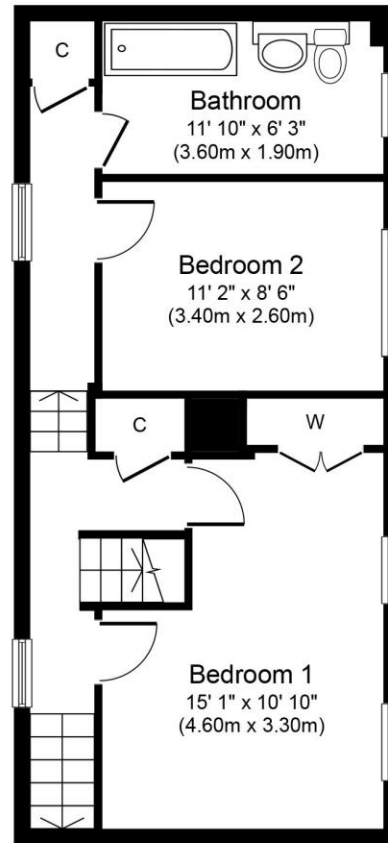
TENANT INFORMATION A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

MANAGEMENT The property will be managed by David Burr Estate Agents.

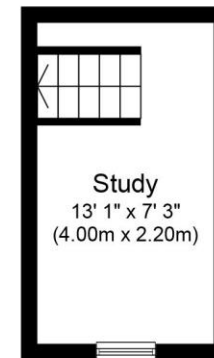




Ground Floor
Approximate Floor Area
629 sq. ft.
(58.5 sq. m.)



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.

