

Tithe Close, Newmarket CB8 8RS

Offers In The Region Of £400,000

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Tithe Close, Newmarket CB8 8RS

An established link detached family home set within this popular village and enjoying delightful mature generous size gardens to rear.

Rather deceptive and offering good size rooms, this property offers accommodation to include entrance hall, kitchen/breakfast room, living room/dining room, utility room, three double bedrooms and a family bathroom.

Externally the property offers integral garage and delightful gardens.

NO ONWARD CHAIN.

NB: Some of the images are staged for marketing purposes.

Entrance Hall
With doors through to Living/Dining Room,Kitchen/Breakfast room and:

WC
With low level WC with concealed, inset hand basin with built in cupboards below. Obscured window to front aspect.

Living/Dining Room 19'11" x 14'3" (6.08 x 4.36)
Window to front aspect. Door to staircase. Under stair storage. Sliding doors to rear garden.

Kitchen/Breakfast Room 14'9" x 10'10" (4.50 x 3.31)
Fitted with a range of matching eye and base level storage units with wooden work top surfaces over. Stainless steel sink and drainer with mixer taps over. Free standing oven with extractor hood over. Space and plumbing for dishwasher. Window to rear aspect. Door to:

Utility Room 8'0" x 7'11" (2.45 x 2.42)
Fitted with matching eye and base level storage cupboards. Stainless steel sink and drainer with mixer tap over. Space and plumbing for washing machine and dryer. Window and door to rear aspect. Door to garage.

First Floor Landing
With doors to all bedrooms and bathroom. Storage cupboard. Window to rear aspect.

Bedroom 1 15'10" x 9'9" (4.85 x 2.98)
With fitted wardrobe and windows to front aspect.

Bedroom 2 12'0" x 9'8" (3.68 x 2.97)
With fitted wardrobes. Window to front aspect.

Bedroom 3 10'11" x 9'9" (3.33 x 2.99)
With two windows to rear aspect.

Bathroom
Three piece suite comprising low level WC, pedestal hand basin and bath with shower over. Storage cupboard. Obscured window to rear aspect.

Outside - Front
Off road parking. Paved path to front door. Integral garage.

Garage
With up and over door. Door to utility room.

Outside - Rear
Delightful rear garden with patio area, lawn bordered by mature shrubs and trees.

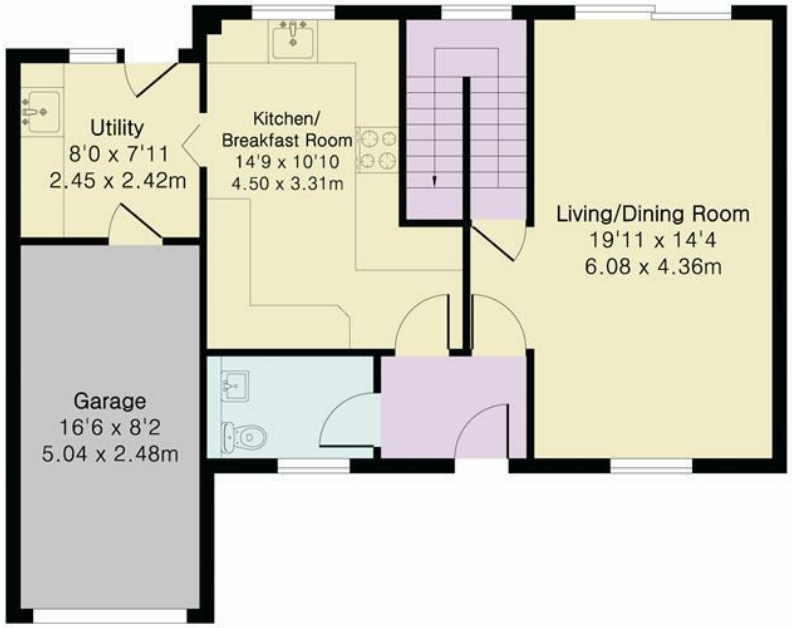
Location
Gazeley is a small village located in Suffolk. The village provides essential amenities, including a local pub and church, while benefiting from close proximity to larger towns for shopping and services. The village offers a peaceful, close-knit community atmosphere. Gazeley's rich history and scenic surroundings make it a quintessential example of rural Suffolk life.

Property Details
EPC - E
Tenure - Freehold
Council Tax Band - D West Suffolk
Property Type - Link-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 102 SQM
Parking – Driveway
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

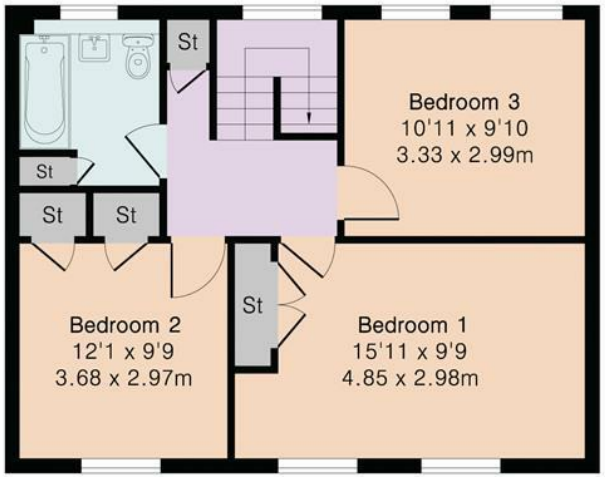
Approximate Gross Internal Area 1232 sq ft - 115 sq m
(Including Garage)

Ground Floor Area 720 sq ft – 67 sq m

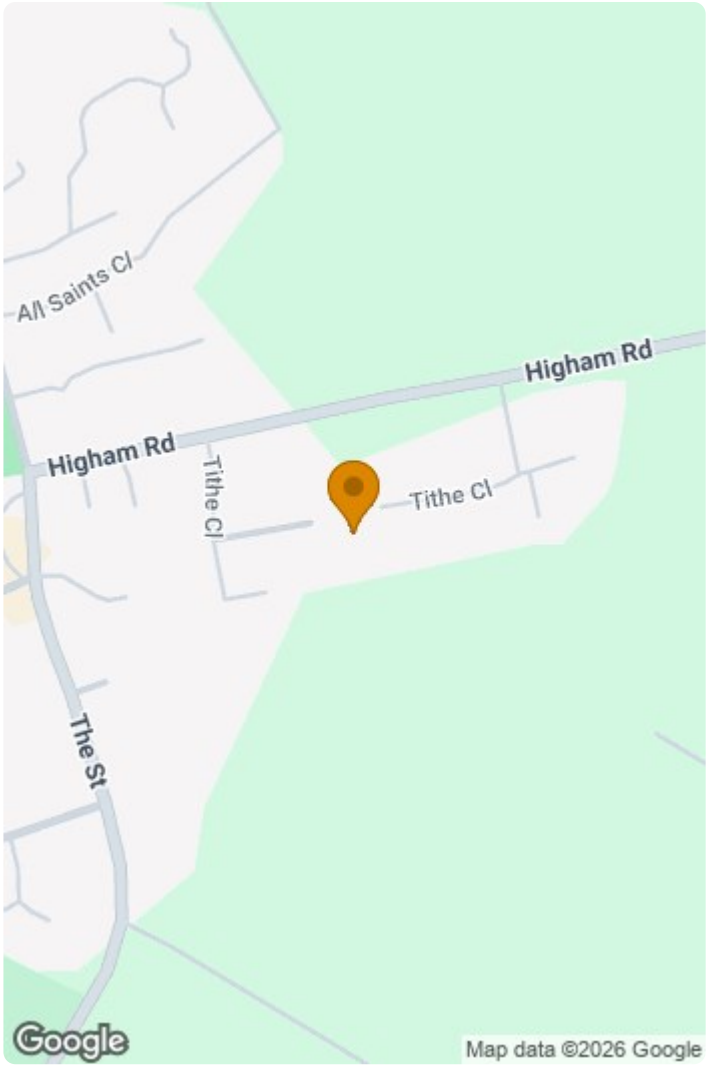
First Floor Area 512 sq ft – 48 sq m



Ground Floor



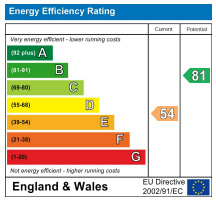
First Floor

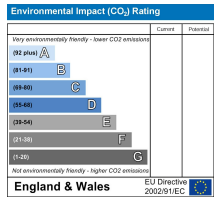


PINK PLAN

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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