



43 Tithe Close, Gazeley, Newmarket,
CB8 8RS

Guide Price £525,000 to £550,000
Freehold

A beautifully presented four bedroom detached home occupying a fantastic location within this well regarded village.



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An impressive detached property sitting in an enviable position, set back near the entrance to Tithe Close with a very generous amount of off-road parking, double garage, good sized rear garden and overlooking a lovely maintained village green at the front. On the ground floor from the welcoming hallway is a bright living room, updated kitchen and utility, separate dining room and practical study. Upstairs are four bedrooms, the master having an ensuite and the family bathroom. The property also benefits from solar panels and renewable heat system. Excellent country walks available from the door.



LOCATION

Gazeley is an attractive and thriving village approximately 5 miles from the historic horse racing town of Newmarket and 23 miles from the university city of Cambridge. There is good access to the A14 which interconnects to the M11 motorway to London and the A11. The market town of Bury St Edmunds is just over 10 miles away. For commuters there is a branch line connection from Kennett (2.5 miles) and Newmarket BR Stations to Cambridge and Ipswich. Cambridge and Whittlesford Parkway offer direct rail lines into London, with Cambridge North Station and the fastest trains taking under one hour. Stansted International Airport is approximately 45 miles away.



Gazeley has an active public house and micro-brewery, The Chequers, recreation ground and play park and the nearby village of Moulton benefits from a Post Office/shop, excellent primary school and the historic Packhorse Bridge and renowned Packhorse Inn. There are several good primary schools within 3 miles and many secondary education choices in Newmarket, Mildenhall and Bury St Edmunds. The nearby horseracing town of Newmarket provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool, golf club and the National Horseracing Museum. Renowned globally for thoroughbred horses, it boasts two separate premier racetracks with quality horses competing throughout the season.

ENTRANCE HALL Welcoming entrance hall with part frosted double glazed door to front, two double glazed windows to front aspect, stairs rising to first floor, double radiator.

KITCHEN 11' 5" x 11' 5" (3.5m x 3.5m) Double glazed window to rear, door into utility. Updated kitchen, range of wall and base mounted units and drawers with worksurfaces over, one and a half sink and drainer with mixer tap over and integrated 'Insinkerator' garbage disposal unit. Space for range cooker, cooker hood, integrated Miele dishwasher, wine cooler, and space, power and plumbing for American style fridge/freezer. Double radiator, tiled flooring, downlights, Double radiator.



UTILITY ROOM 8' 6" x 6' 10" (2.6m x 2.1m) Double glazed door and window to side. Wall and base mounted units and drawers with worksurfaces over, butler sink with extendable mixer tap over, space and plumbing for washing machine and tumble dryer. Double radiator. Also houses the modern oil-fired boiler and air source heat pump controller. Tiled flooring.



DINING ROOM 11' 5" x 10' 2" (3.5m x 3.1m) Double glazed window to rear allowing a good amount of natural light, double radiator.

LIVING ROOM 18' 8" x 12' 5" (5.7m x 3.8m) Bright and spacious dual aspect living room with double glazed box bay window to front and double glazed sliding doors to the rear. Electric fireplace (chimney still in place giving the option of an open fire/log burning stove), two double radiators.

STUDY 12' 5" x 8' 10" (3.8m x 2.7m) Double glazed windows to front and side, double radiator.

CLOAKROOM Frosted double glazed window to rear, low level wc, wash hand basin with mixer tap over and storage unit below, double radiator, tiled flooring.

LANDING Double glazed window to front, doors leading to all bedrooms and bathroom, airing cupboard, double radiator, loft access with pull-down ladder.

BEDROOM ONE 12' 9" x 12' 1" (3.9m x 3.7m) Generously proportioned bedroom, double glazed window to rear with attractive outlook over the garden, double radiator, door into ensuite.

ENSUITE Frosted double glazed window to side. Fully tiled suite comprising corner shower cubicle, low level wc, stone wash hand basin with mixer tap over and storage unit below, heated towel rail, heated/illuminated mirror, downlights. Tiled flooring.

BEDROOM TWO 10' 9" x 10' 9" (3.3m x 3.3m) Another good size double bedroom, double glazed window to rear, full width fitted wardrobes, double radiator.

BEDROOM THREE 9' 6" x 7' 6" (2.9m x 2.3m) Double glazed window to front, double radiator.

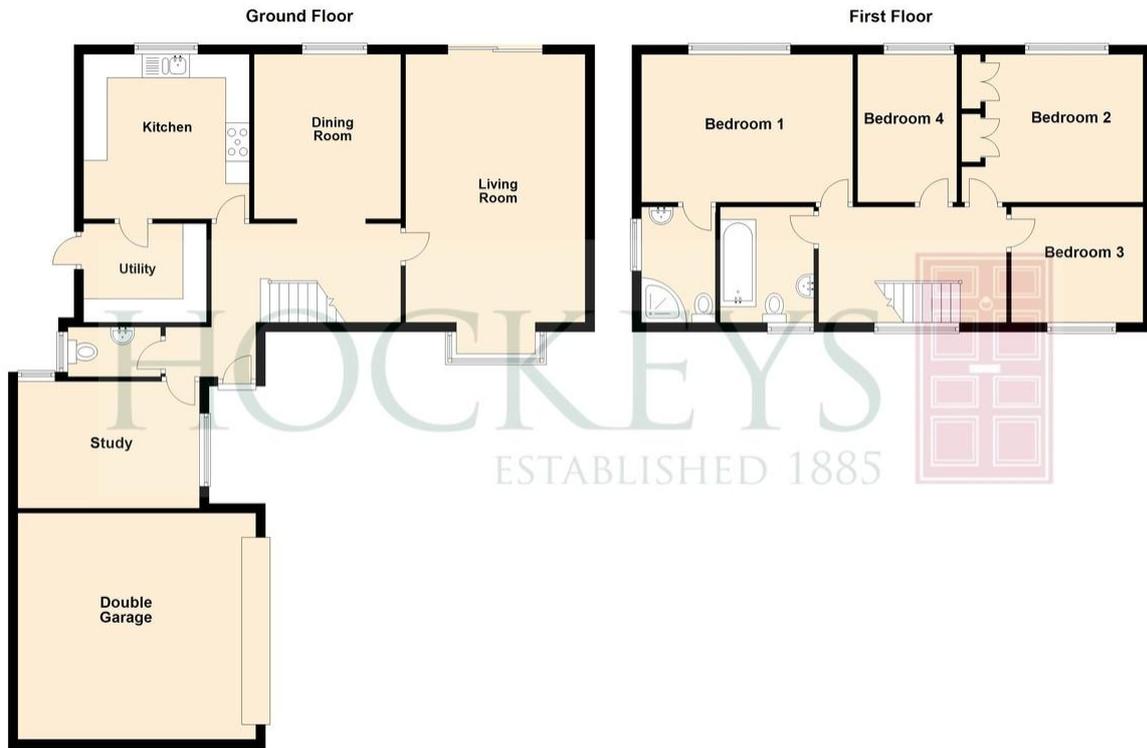
BEDROOM FOUR 8' 10" x 8' 10" (2.7m x 2.7m) Double glazed window to rear, double radiator.

BATHROOM Fully tiled suite with frosted double-glazed window to front, panel bath with mixer and shower over, low level wc, wash hand basin with mixer tap and storage cupboard below, heated towel rail, shaver point, tiled flooring, downlights.

DOUBLE GARAGE 17' 0" x 15' 8" (5.2m x 4.8m) Electric roller door, double glazed window, overhead storage accessed via two loft hatches, one with pull down ladder. Generous provision of power points and lighting.

GARDEN Delightful garden enjoying good privacy, enclosed by panel fencing with secure gated access to the front on both sides. Paved patio area to front with the remainder mainly laid to lawn with established trees. Wooden chalet-style Summer house/workshop/garden office with double doors, power and lighting. Timber barbecue shack with power, lighting and extractor fans set at the rear of the garden. Oil tank and air source heat pump. External power and water points.





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