



**Tithe Close**  
**Gazeley, CB8 8RS**  
**Offers In Excess Of £400,000**



Morris Armitage

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## **Tithe Close, Gazeley, CB8 8RS**

An established detached family home offered for sale with the distinct advantage of NO ONWARD CHAIN, standing at the end of a peaceful cul-de-sac and enjoying a lovely aspect to side overlooking open fields.

Rather deceptive and enjoying well proportioned rooms throughout, this property offers accommodation to include entrance hall, sizeable L shaped living room/dining room, kitchen, cloakroom, FOUR bedrooms and bathroom.

Externally the property offers a fully enclosed garden and parking and integral garage.

Huge scope and further potential – viewing highly recommended.

EPC (E)  
Council Tax D (West Suffolk)

### **Accommodation Details:**

Double glazed door through to the:

#### **Entrance Hall**

Tiled flooring, radiator, staircase rising to the first floor and door through to the:

#### **Sitting/Dining Room 21'9" x 20'0" (6.63 x 6.10)**

Spacious sitting/dining room with TV connection point, radiators, windows to the side and rear aspect, bay fronted window and sliding doors out to the garden.

#### **Kitchen 11'8" x 8'11" (3.58 x 2.73)**

Fitted with a range of both eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel 1 1/2 bowl

sink and drainer with mixer tap. Space for electric oven, fridge/freezer and dishwasher. Window to the front aspect.

#### **WC**

With low level WC and wash basin.

#### **First Floor Landing**

Window to the rear aspect, access to airing cupboard, doors through to the bedrooms and bathroom.

#### **Bedroom 1 11'8" x 10'7" (3.58 x 3.25)**

Double bedroom with radiator and window to the front aspect looking over beautiful open fields.

#### **Bedroom 2 10'9" x 8'9" (3.28 x 2.67)**

Double bedroom with radiator and window to the rear aspect.

#### **Bedroom 3 11'8" x 8'11" (3.57 x 2.73)**

With radiator and window to the front aspect.

#### **Bedroom 4 8'10" x 6'10" (2.70 x 2.09)**

With radiator and window to the rear aspect.

#### **Bathroom 7'3" x 6'4" (2.23 x 1.94)**

Three piece suite comprising of a low level WC, pedestal wash basin, panelled bath with power shower and glass screen, part tiled walls, radiator and window to the front aspect.

#### **Outside - Rear**

Fully enclosed established garden with views over looking open fields and timber built garden shed.

#### **Outside - Front**

Paved driveway with space for two vehicles leading up to the garage.

#### **Garage 17'4" x 8'9" (5.30 x 2.67)**

Up and over door, power and lighting, plumbing for washing machine and rear external door.

### **PROPERTY INFORMATION:**

Maintenance fee - N/A

EPC - E

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 101 square metres

Parking – Off-Road & Garage

Electric Supply - Mains Supply

Water Supply – Main Supply

Sewerage - Mains Supply

Heating sources - Oil

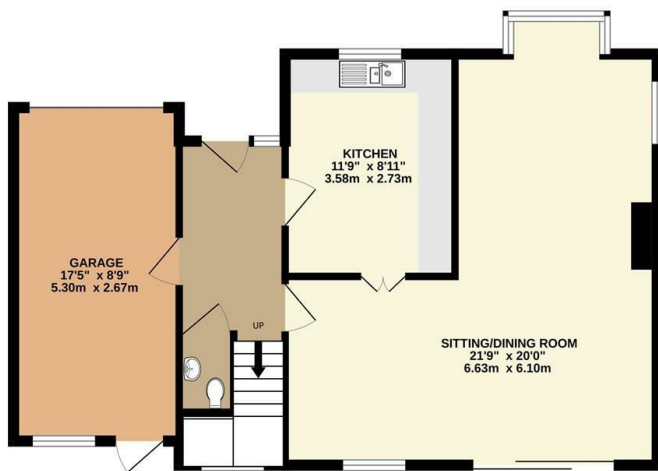
Broadband Connected - Yes

Broadband Type – Ultrafast Available, download 1000 Mbps, upload 220 Mbps

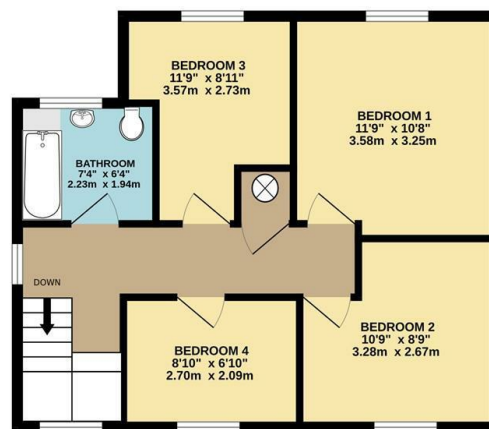
Mobile Signal/Coverage – Good

Rights of Way, Easements, Covenants – None that the seller is aware of

GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 1204 sq.ft. (111.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	52		

Energy Efficiency Rating scale (A-G):  
 A: 92-100 (Very energy efficient - lower running costs)  
 B: 81-91  
 C: 69-80  
 D: 55-68  
 E: 49-54  
 F: 39-48  
 G: 1-38 (Not energy efficient - higher running costs)

Environmental Impact (CO<sub>2</sub>) Rating scale (A-G):  
 A: 10-35 (Very environmentally friendly - lower CO<sub>2</sub> emissions)  
 B: 36-47  
 C: 48-64  
 D: 65-75  
 E: 76-90  
 F: 91-120  
 G: 121-150 (Not environmentally friendly - higher CO<sub>2</sub> emissions)

England & Wales EU Directive 2002/91/EC

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THE STREET

TITHE CLOSE