



Mill View, Gazeley, Newmarket, CB8 8RN

Offers In Excess Of £300,000

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A three-bedroom semi-detached bungalow located in the charming and picturesque village of Gazeley, superbly positioned on a quiet road backing onto grassy fields.

The property offers light, airy, and excellently presented accommodation, including an entrance hall, an open-plan living room/dining room, kitchen, three bedrooms (with an en suite to the main bedroom), and a bathroom. It is equipped with double-glazed windows throughout and oil-fired central heating.

Externally, the property features a wonderfully maintained rear garden with beautiful views. There is also a garage and a driveway providing ample off-road parking, as well as a neat front garden.

Additionally, the property has the benefit of approved planning permission for an extension, should the new owner wish to increase the available living space.

Entrance Hall

Doors leading to living/dining room, all bedrooms, family bathroom and airing cupboard.

Kitchen 9'10" x 8'9" (3.02m x 2.67m)

Contemporary white cupboards at eye and base level with laminate wood effect work top over. Stainless steel sink with drainer and mixer tap over. Integrated oven with inset electric hob, stainless steel extractor over. Space and plumbing for dishwasher and washing machine. Space for free standing fridge/freezer. Lino flooring. Opening to living/dining room.

Living/Dining Room 25'10" x 10'10" (7.89m x 3.32m)

Spacious living/dining room. Full width sliding doors overlooking the rear garden and view beyond. Radiators. Door leading to entrance hall. Opening to kitchen.

Bedroom 1 12'7" 10'11" (3.84m 3.35m)

Good sized double room. Window overlooking the front garden. Radiator. Doors to the entrance hall and en suite.

En Suite

White suite comprising of low level W.C.,

wash hand basin, walk-in shower. Lino flooring. Door to Bedroom 1.

Bedroom 2 9'2" x 8'6" (2.80m x 2.61m)

Single room. Window overlooking the front garden. Radiator. Door leading to entrance hall.

Bedroom 3 9'10" x 8'9" (3.02m x 2.67m)

Good sized room. Window overlooking the side aspect. Radiator. Door leading to entrance hall.

Bathroom

Modern bathroom comprising of white suite low level W.C., pedestal hand basin with separate taps and bath. Tiled splashbacks. Lino flooring. Radiator. Obscured window. Door leading to entrance hall.

Outside - Front

Front garden, laid to lawn with mature shrub borders. Gravel driveway leading to garage, providing ample off street parking. Gate to rear garden.

Outside - Rear

Spacious rear garden mainly laid to lawn with magnificent views over open

fields. Decked area with pergola outside dining area. Garden shed. Door to garage.

PROPERTY INFORMATION

Tenure - Freehold

Council Tax Band - D

Property Type - Semi-detached bungalow

Property Construction - Standard
Number & Types of Room - Please refer to floor plan

Square Meters: 78 SQM

Parking - Garage and driveway

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Oil fired central heating

Broadband - Fast Fibre Broadband

available -137-237 Mbps download speed

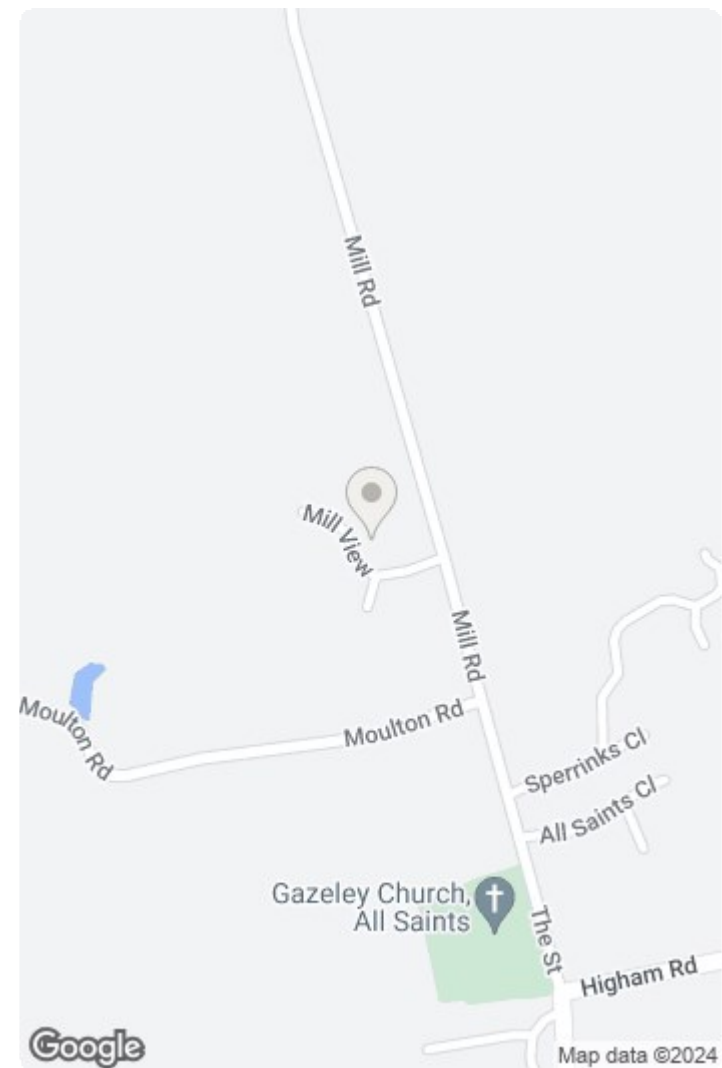
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants -

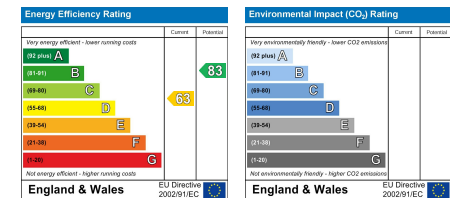
None that the vendor is aware of



GROUND FLOOR



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