



**66 Highwood Road**  
**Gazeley**

**DAVID**  
**BURR**



# 66 Highwood Road, Gazeley, Suffolk CB8 8RJ

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 recently refurbished 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 exciting opportunity to purchase this rarely available two-bedroom bungalow in the vastly popular village of Gazeley. The property offers an entrance hall, sitting room, kitchen/breakfast room, two bedrooms and a bathroom, with two further additions including a partially converted loft and a utility room within the outbuilding. Externally boasting ample driveway parking and a delightful and mainly private rear garden.

## A two-bedroom bungalow in Gazeley offering close to 700 sq.ft of accommodation with a partially converted loft.

**ENTRANCE HALL** With access to the partially **COVERED LOFT** that has a Velux window.

**SITTING ROOM** With a window to front aspect.

**KITCHEN / BREAKFAST ROOM** Fitted kitchen units and drawers with worktops over and an inset double sink and drainer. Space and plumbing for appliances, window to rear aspect and a door leading to the rear garden terrace.

**BEDROOM 1** Window to rear aspect.

**BEDROOM 2** Window to front aspect and a fitted wardrobe.

**BATHROOM** Extensively tiled with a bath, wash hand basin, heated towel rail, WC and window to rear aspect.

**UTILITY ROOM** Situated within the outbuilding with fitted units, worktops over and space for appliances with electricity.

### Outside

The property is approached by the gravel driveway that offers parking for several vehicles with a small lawn beside. The delightful rear garden is predominately lawned with a paved terrace and flower beds planted with established shrubs and plants. The **OUTBUILDING** contains the utility room.

**SERVICES** Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

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**COUNCIL TAX BAND B.**

**TENURE** Freehold.

**WHAT3WORDS** stung.truffles.deals

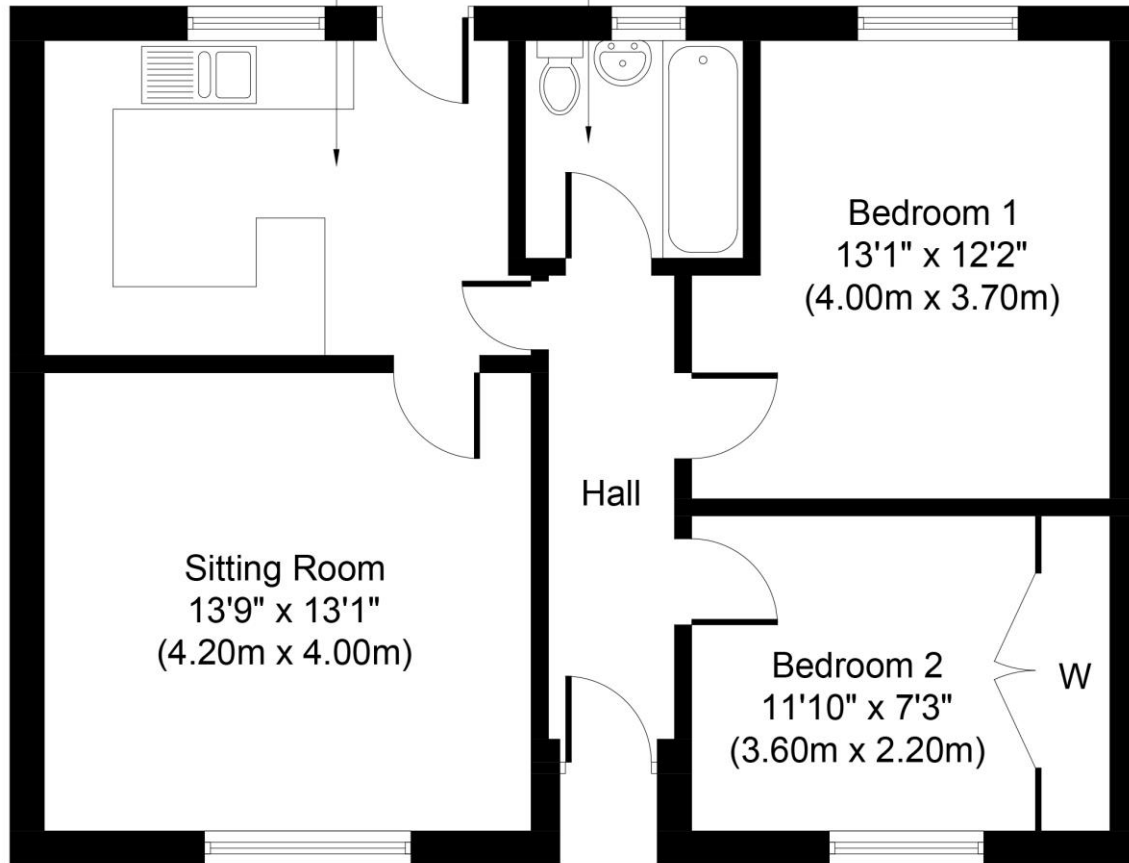
**EPC** tbc.

**VIEWING** by prior appointment only through David Burr estate agents.

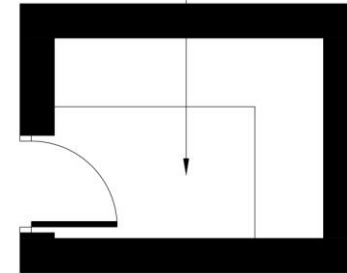


Kitchen / Breakfast Room  
14'2" x 9'0"  
(4.32m x 2.75m)

Bathroom  
6'3" x 6'3"  
(1.90m x 1.90m)



Utility  
7'9" x 5'9"  
(2.35m x 1.75m)



**Outbuilding**  
**Approximate Floor Area**  
**44 Sq. ft.**  
**(4.1 Sq. m.)**

**Approximate Floor Area**  
**679 Sq. ft.**  
**(63.1 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.

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