



**31 Mill View**  
**Gazeley**

**DAVID**  
**BURR**





## 31 Mill View, Gazeley, Newmarket, CB8 8RN

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 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 impressively presented and idyllically positioned four-bedroom bungalow measuring 1,300 sq.ft of accommodation in the vastly popular Suffolk village of Gazeley. The well-proportioned and deceptively spacious accommodation offers an entrance hall, large sitting room, kitchen/dining room, utility room, four double sized bedrooms and two bathrooms. Having been significantly improved over recent years, some stand out features include solid oak flooring, oak doors throughout, a woodburning stove, stylish bathrooms and a particularly impressive kitchen. Externally offering ample driveway parking, pleasant gardens and an enjoyable view across open fields.

### A fantastically presented four-bedroom bungalow in Gazeley boasting stunning views.

**ENTRANCE HALL** With solid oak flooring and an airing cupboard.

**SITTING ROOM** Solid oak flooring, a woodburning stove and oak and glass bi-folding doors opening to the:

**KITCHEN / DINING ROOM** Fitted with a stylish kitchen with fitted units and drawers with stone worktops over and an inset sink. Integrated appliances include a dishwasher, double oven and hob, with further space for a large freestanding fridge-freezer. Tiled floor, a breakfast bar, ample dining space, window to side aspect and bi-folding doors leading to the rear garden terrace.

**UTILITY ROOM** Fitted units, worktop space with space and plumbing for appliances.

**MASTER BEDROOM** Window to side aspect, French doors leading to the rear garden terrace and an ENSUITE which is extensively tiled with a bath and shower over, vanity sink unit, WC, heated towel rail and window to side aspect.

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

**BEDROOM 3** Window to front aspect.

**BEDROOM 4** Window to front aspect.

**BATHROOM** Extensively tiled with a bath and shower over, vanity sink unit, heated towel rail, WC, extractor fan and a light tunnel allowing in natural light.

#### Outside

The property is approached via the large gravelled driveway that provides parking for several vehicles. The remaining front aspect is mainly lawned with planted box-hedging, mature trees and shrubs. The south-facing rear garden is predominately lawned with a paved terrace, store shed and established flower beds planted with a wonderful selection of shrubs and plants. All of which enjoying a fantastic view across open fields through the post and rail fence.



# 31 Mill View, Gazeley, Newmarket, CB8 8RN

**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.

**COUNCIL TAX BAND C.**

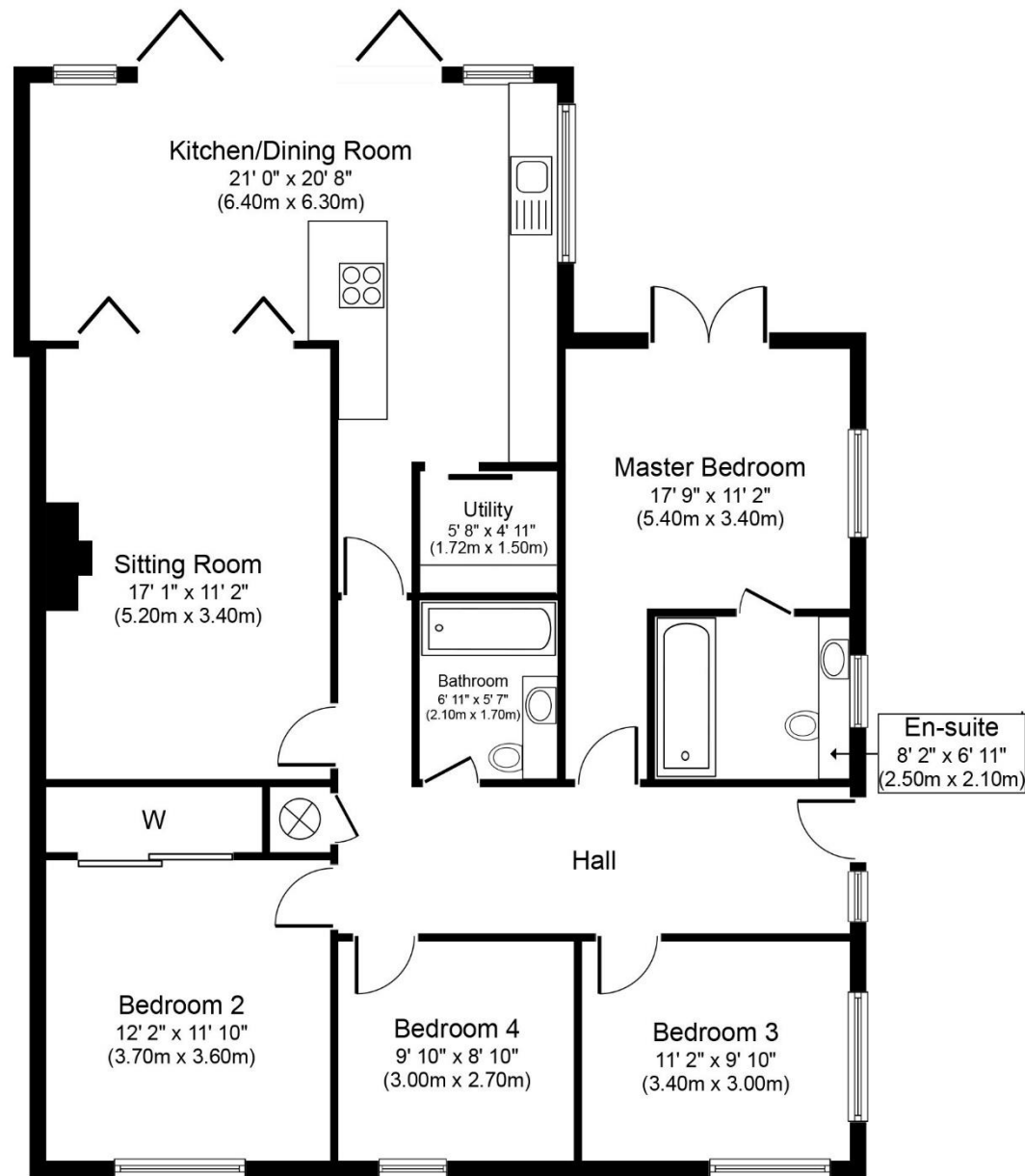
**TENURE** Freehold.

**WHAT3WORDS** hurry.reporters.mason

**EPC** tbc.

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





**Approximate Floor Area**  
**1,294 sq. ft.**  
**(120.3 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.

**Copyright V360 Ltd 2024 | [www.houseviz.com](http://www.houseviz.com)**



