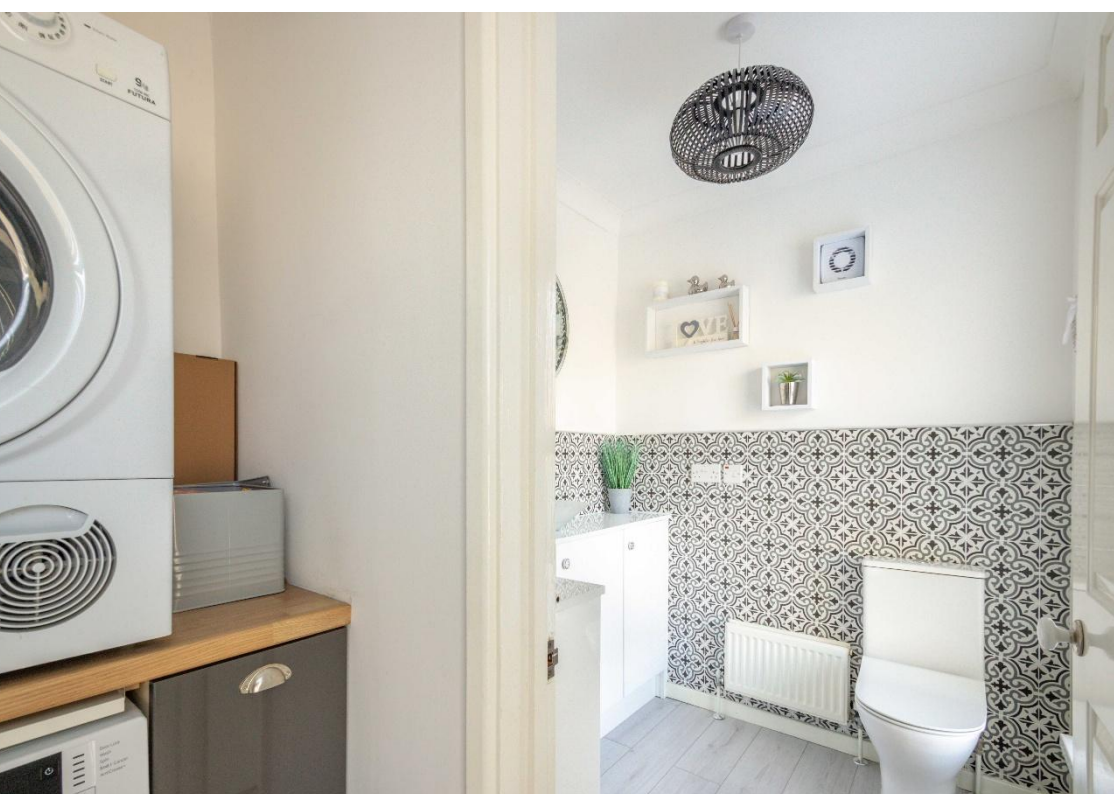




**8 Higham Road
Gazeley, Suffolk**

**DAVID
BURR**



8 Higham Road, Gazeley, Newmarket, Suffolk, CB8 8RE

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.

This newly renovated and impeccably presented four-bedroom detached family home is located in the heart of one of Suffolk's most desirable villages. Set on a generous corner plot, the property offers over 1,400 sq. ft of stylish living space, with a host of modern features including a brand-new open-plan kitchen/dining area, a cleverly designed utility space, and well-appointed interiors throughout. Externally, the home provides ample off-street parking, a double garage, and a neatly maintained rear garden, making it the perfect choice for family living in a prime location.

A newly renovated four-bedroom detached family home in a sought-after Suffolk village, with ample parking, a double garage, and landscaped gardens.

Ground Floor

ENTRANCE HALL Generous space with stairs rising to the first floor and doors to:

SITTING ROOM A light double aspect room with French doors leading to the rear garden.

KITCHEN/DINING ROOM A newly created open plan hub of the home. Fitted with a range of base and contrasting gloss full height wall units. Integrated appliances include a fridge/freezer, two electric ovens, 4-ring electric hob with extractor above as well as a dishwasher. There is also an inset sink with mixer tap overlooking the rear garden, as well as a breakfast bar overhang. Additionally, there is also ample dining space, with sliding doors leading to the rear garden. Large cupboard under the stairs.

INNER LOBBY With window to the front aspect, leading to the:

UTILITY AREA With space for washing machine and tumble dryer along with a storage cupboard. Leading to:

CLOAKROOM Half tiled walls with fitted storage and an inset hand wash basin. Also, with WC and frosted window to the front aspect.

First Floor

LANDING With double aspect windows to the front and rear as well as loft access and an airing cupboard:

MASTER BEDROOM A comfortable double with two windows to the rear aspect. Also benefitting from an **ENSUITE** which features a shower cubicle, WC and fitted storage with inset hand wash basin. Heated towel rail and frosted window to the front aspect.

BEDROOM 2 A double aspect spacious guest bedroom with windows to the front and side aspect.

BEDROOM 3 Another comfortable double with window to the rear aspect and also with built in wardrobes.

BEDROOM 4 Ideal as a study, nursery or single bedroom. Window to the front aspect.

FAMILY BATHROOM Fitted with a modern white suite comprising a WC, wash hand basin, panelled bath with shower over and folding screen. With frosted window to the front aspect.

8 Higham Road, Gazeley, Newmarket, Suffolk, CB8 8RE

Outside

The property is set on a spacious corner plot, featuring an open-plan front and side garden predominantly laid to lawn, with shrubs and sleeper planters. A pathway leads to the front door, while the right side of the property offers ample driveway parking and a **DOUBLE GARAGE** with light and power. A wrought iron gate opens into the enclosed rear garden, which is mainly laid to lawn and includes a paved patio area. Additionally, there is a greenhouse located at the rear of the garage.

Material Information

SERVICES Mains water and drainage. Mains electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING Band E.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND E. (£2,587.13 per annum).

TENURE Freehold.

CONSTRUCTION TYPE: Traditional brick and block with slate roof.

COMMUNICATION SERVICES (source Ofcom)

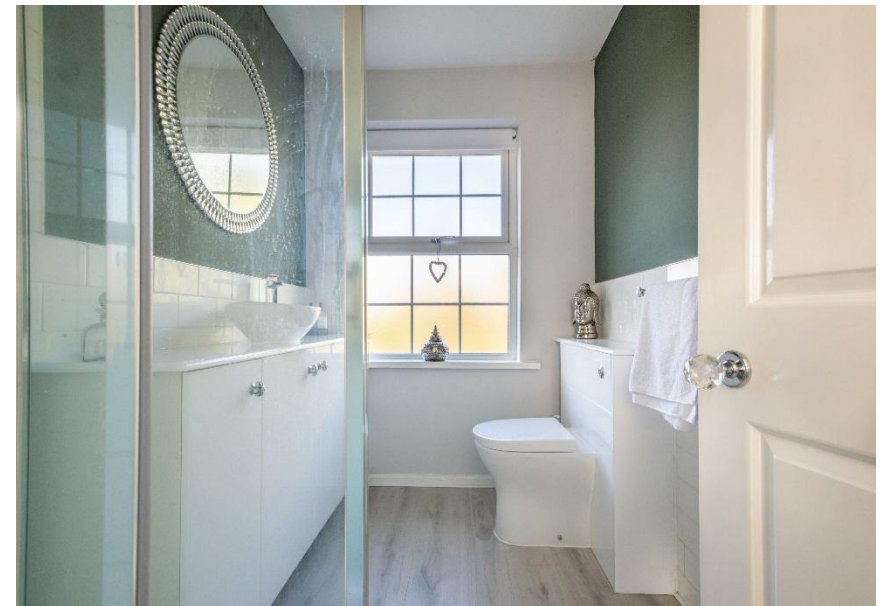
Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

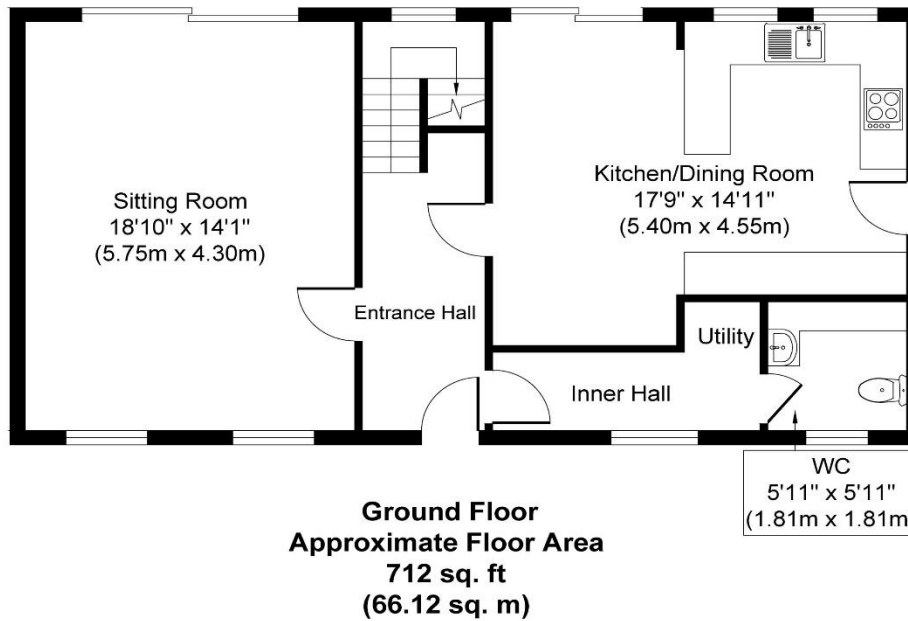
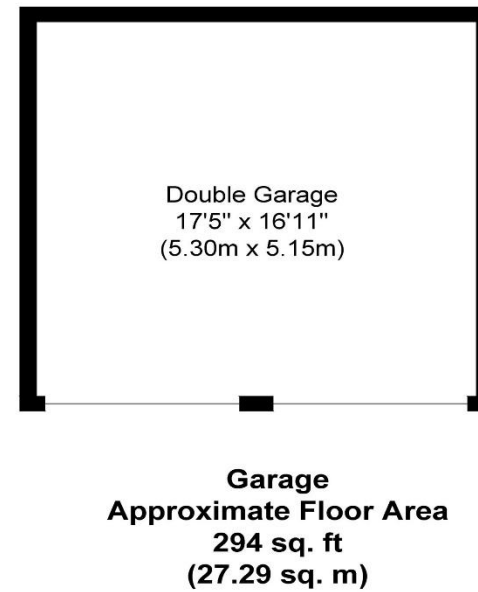
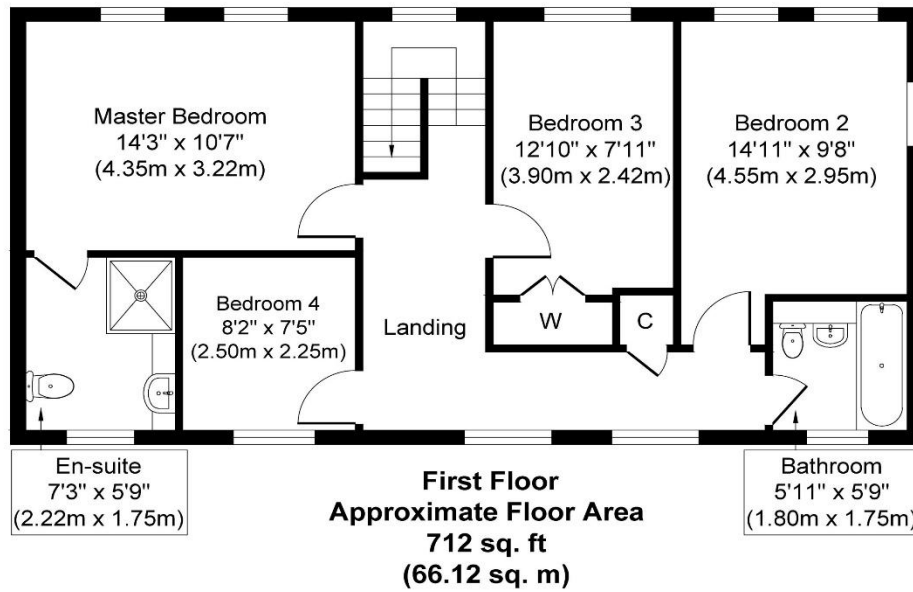
Phone Signal: Yes. Likely with all major providers.

WHAT3WORDS optimists.asterisk.downward

VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





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.

