



**11 Sperrinks Close  
Gazeley, Suffolk**

**DAVID  
BURR**



# 11 Sperrinks Close, Gazeley, Suffolk CB8 8FQ

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.

A flawlessly presented and idyllically situated four-bedroom detached home in Gazeley with stunning countryside views. The property has very recently undergone cosmetic improvements throughout including additions to the kitchen and bathrooms, new carpets and fully decorated. Externally enjoying ample driveway parking, a detached double garage and well-presented gardens.

## A spacious and immaculate family home measuring in excess of 1,800 sq.ft of accommodation with far-reaching countryside views.

**ENTRANCE HALL** An understairs cupboard, door to front aspect and stairs rising to the first floor.

**SITTING ROOM** A large room with windows to front and side aspects with an inset wood burning stove.

**DINING ROOM** Window to front aspect.

**KITCHEN / DINING ROOM** With a stylishly fitted kitchen with fitted units and drawers with granite worktops over and an inset sink and drainer. Integrated appliances include two ovens, dishwasher, hob, extractor fan and a water softener. Tiled floor, window to rear aspect and French doors opening to the rear garden terrace.

**UTILITY ROOM** Fitted units with granite worktops over and an inset sink and drainer. Space and plumbing for appliances, tiled floor and a door leading outside.

**STUDY** Window to front aspect.

**CLOAKROOM** Wash hand basin and WC.

### First Floor

**LANDING** With an airing cupboard.

**MASTER BEDROOM** A large room with fitted wardrobes, window to front aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC, heated towel rail and a window to front aspect with a fitted white shutter.

**BEDROOM 2** Window to front aspect, fitted wardrobe and an **ENSUITE** with a shower cubicle, wash hand basin, heated towel rail, WC and a window to side aspect.

**BEDROOM 3** Fitted wardrobe and window to rear aspect.

**BEDROOM 4** Window to rear aspect.

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

## Outside

The front garden is mainly lawned with a small selection of planted shrubs and a paved pathway that leads to the front door. The driveway provides parking for several vehicles and provides access to **THE DETACHED DOUBLE GARAGE**. The rear garden is mainly lawned with an extensively paved terrace, as well as two further seating areas, one of which within a timber gazebo. The main attraction of the garden is almost certainly the stunning views across the open fields behind.

**AGENT NOTES** The property is held on a Freehold basis, however does have a maintenance charge of approximately £240 per annum.

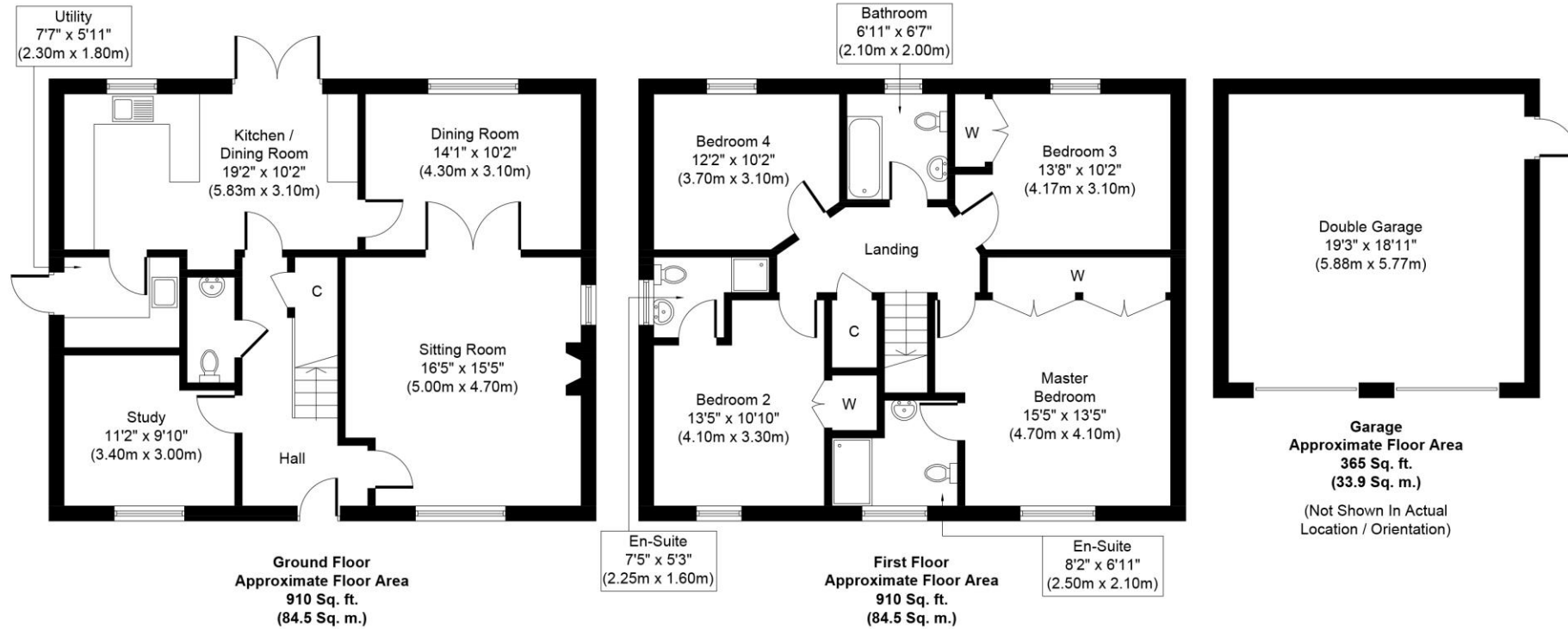
**SERVICES** The property is fuelled by an air source heat pump (ASHP). Mains water, electricity and private drainage. Note, none of these have been tested by the agent. In brief, an ASHP is situated outside so that it can absorb the heat from the air and upcycle that and boost to then a higher temperature. The pump needs electricity to run, however it will then produce more heat than electrical energy used.

**LOCAL AUTHORITY** West Suffolk District Council.

**EPC** B.

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





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. 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.

