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MOULTON ROAD | KENNETT

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*Spacious Character Property Walking Distance to Train Station*

## MOULTON ROAD | KENNETT

Offers In Excess Of £375,000 Freehold

### FEATURES

- NO CHAIN
- Walking distance to village shop/post office and two public houses
- Walking distance to train station with links to Cambridge & Bury St Edmunds
- Easy access to A11/A14
- Catchment for Moulton & Kennett Primary Schools
- Virtual 3D Tour Available
- Flint fronted period property
- Oil Central Heating

### DESCRIPTION

frontage period property, set within this popular village and offered for sale with no onward chain. (Guide Price of £375K -£395K)

This location benefits from moments walk to the village shop/post office, walking distance to Kennett Train Station with links to Bury St Edmunds and Cambridge. Catchment for two popular primary schools.

Formerly stables and sympathetically converted, this impressive property offers sizeable accommodation to include an entrance porch, entrance hallway, living room, dining room, conservatory, kitchen, utility, three double bedrooms, family bathroom and cloakroom.

Complete with a good size rear garden access via double gates, ample off road parking and useful workshop/outhouse.

#### Entrance Porch

Window to the side aspect, tiled flooring access and door leading through to:

#### Hallway

With staircase rising to the first floor, tiled flooring, access and door leading through to:



## ACCOMMODATION

### **Kitchen 15'1" x 12'0" (4.60m x 3.68m)**

Wide range of wall and base units, work surfaces over, space for small range oven, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, inset butler style sink unit with mixer tap over, tiled splashbacks, tiled flooring, door leading to the living room, French style doors opening through to:

### **Conservatory 24'4" x 12'2" (7.42m x 3.71m)**

Windows and bi-fold doors enjoying views of the garden, tiled flooring and wood burning fire.

### **Living Room 20'8" x 15'1" (6.30m x 4.60m)**

Dual aspect room with two windows to the front aspect and French style doors leading to the rear garden, feature fireplace, engineered wood flooring, door leading to:

### **Bedroom 4/Study 15'1" x 9'6" (4.60m x 2.92m)**

Window to the rear aspect, access to loft space.

### **Utility Area 12'2" x 4'5" (3.71m x 1.37m)**

Range of wall base units, inset butler style sink unit with mixer tap over, tiled flooring, window to the rear aspect.

### **Bedroom 2 15'1" x 11'3" (4.60m x 3.43m)**

Dual aspect with windows to the front and rear aspects, built in cupboard.

### **Bedroom 3 14'7" x 11'3" (4.47m x 3.43m)**

Window to the front aspect, built in cupboard.

### **Family Bathroom 11'3" x 9'8" (3.43m x 2.97m)**

White suite comprising panel bath with mixer taps, Wet room open shower area, wash hand basin set in vanity unit and low level WC, tiled walls, tiled flooring, heated towel rail, window to the front aspect.

### **Cloakroom**

Comprising low level WC and wash hand basin, extractor.

### **First Floor**

Stairs leading from the ground floor to:

### **Bedroom 1 15'1" x 13'8" (4.60m x 4.17m)**

Dual aspect with windows to the front and rear aspects.

### **Outside**

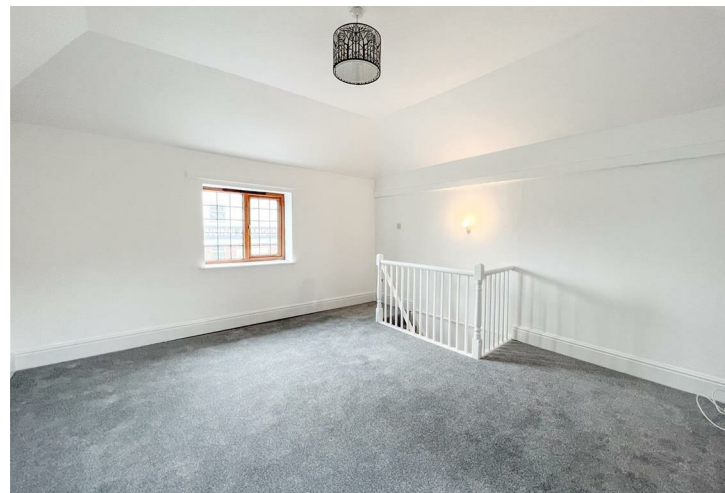
Double gates provide access to the rear garden with paved area suitable for parking or garden furniture, lawn area bordered by a variety of mature trees/plants/shrubs, ornamental fishpond, generous workshop/garage, outside lighting, water tap and UPVC Oil Tank.

### **Agents Note**

Please note vehicular access to the property is via Lanwades business park off the B1506.

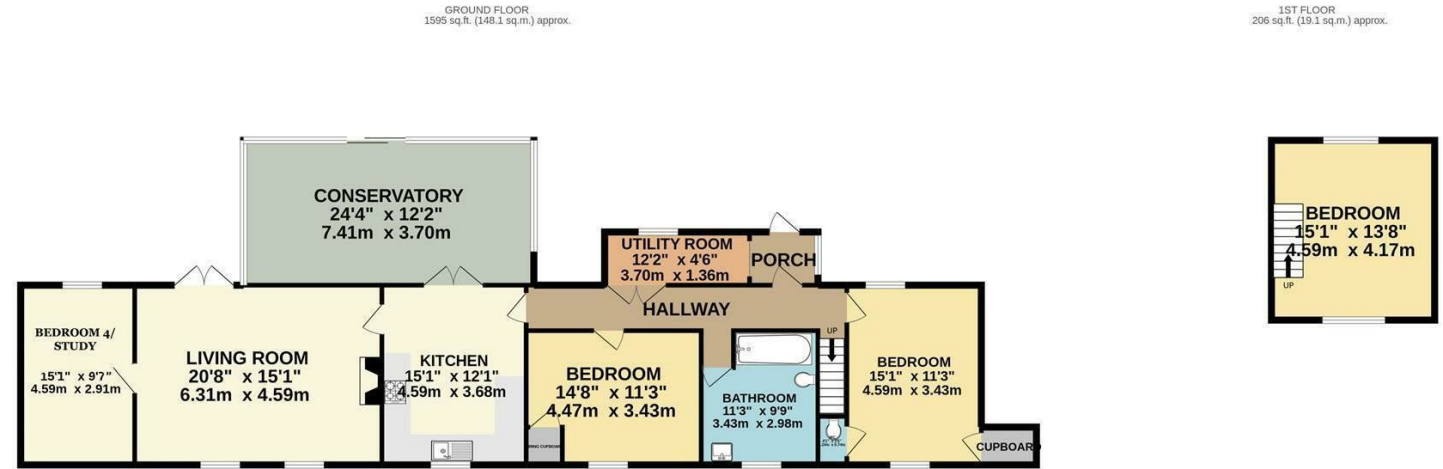
Council Tax Band TBC

EPC F









TOTAL FLOOR AREA: 1801 sq.ft. (167.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		27	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	