



Riverside Walk, Moulton

EPC Rating 65

Guide Price

£475,000

- 4 bedroom detached house
- Oil central heating
- Main bedroom with en-suite
- 3 further, good sized bedrooms
- Spacious kitchen
- Enclosed rear garden
- Garage and parking
- Family bathroom and cloakroom
- West Suffolk Council tax band E
- Cul-de-sac location & close proximity to Newmarket



RIVERSIDE WALK Offered to the market is this spacious, four-bedroom detached property in the popular village of Moulton. Downstairs features a generously sized kitchen, separate living room and dining area, utility room with plenty of space for appliances and an office/study. Upstairs, a double main bedroom with en-suite and fitted wardrobes, three good sized bedrooms and family bathroom. Externally a good sized garden and garage with driveway.

ENTRANCE HALL With wooden flooring and stairs rising to first floor.

LIVING ROOM 16' 7" x 11' 8" (5.05m x 3.56m)
With wooden flooring, window to side and front and arch leading into dining room.

DINING ROOM 11' 9" x 9' 9" (3.58m x 2.97m)
With wooden flooring, door leading to kitchen and sliding patio doors leading to rear garden.

KITCHEN 15' 4" x 9' 9" (4.67m x 2.97m) This spacious kitchen features a range of neutral base and wall units with space for a freestanding dishwasher and undercounter fridge. Integrated appliances include an eye level double oven, ceramic hob with extractor above. With vinyl flooring, tiled walls, stainless steel sink unit and window to rear.

UTILITY ROOM 8' 9" x 5' 2" (2.67m x 1.57m)
With single sink, space and plumbing for freestanding washing machine and fridge freezer, vinyl flooring and door to side.

STUDY 8' 9" x 6' 8" (2.67m x 2.03m) With wooden flooring and window to front.

CLOAKROOM Two piece suite comprising wall mounted basin and W/C. With tile flooring, extractor fan and window to side.

FIRST FLOOR With access to loft and storage cupboard housing the hot water tank.

BEDROOM ONE 13' 10" x 10' 3" (4.22m x 3.12m)
Double bedroom with built in double wardrobe, carpet flooring, window to rear and door leading to en-suite.

EN-SUITE Three piece suite comprising fully tiled corner shower enclosure, vanity sink unit and W/C. Extractor fan, vinyl floor and window to rear.

BEDROOM TWO 15' 1" x 10' 5" (4.6m x 3.18m)
Double bedroom with built in double wardrobe, carpet flooring and two windows to front.

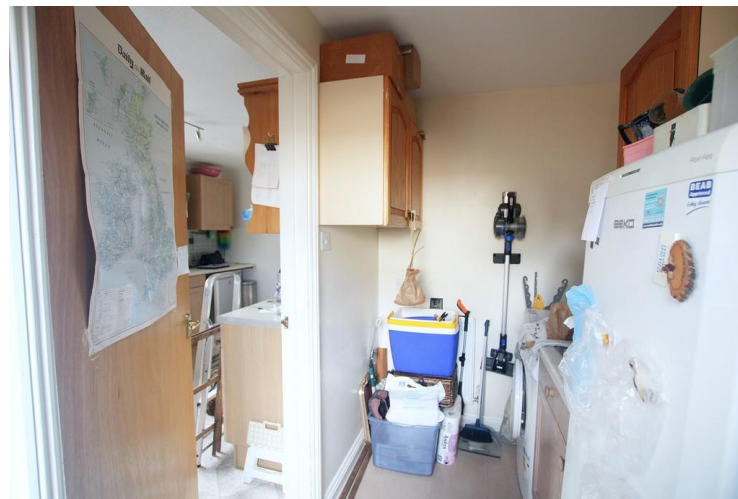
BEDROOM THREE 10' 1" x 8' 10" (3.07m x 2.69m)
Double bedroom with built in double wardrobe, carpet flooring and window to rear.

BEDROOM FOUR 8' 10" x 8' 4" (2.69m x 2.54m)
With single cupboard and window to front.

BATHROOM Three piece suite comprising panelled bath with hand shower, fully tiled walls, vanity sink unit and W/C. With vinyl flooring, extractor fan, shaver socket and window to side.

OUTSIDE To the front there is a laid to lawn area with established shrubs and flowers, with path leading to front door. To the side is a driveway for up to 3 cars and a single garage with up and over door and personal door leading to the rear garden.

The rear garden is mainly laid to lawn with a patio area for seating, additional graveled area and wooden shed for storage. Throughout the garden there is a wide range of established trees and shrubs and raised flower bed.





GROUND FLOOR
APPROX. FLOOR
AREA 858 SQ.FT.
(79.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 696 SQ.FT.
(64.6 SQ.M.)

10 RIVERSIDE WALK MOULTON
TOTAL APPROX. FLOOR AREA 1554 SQ.FT. (144.4 SQ.M.)
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	68 D
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements