



Benefield Road, Moulton, Newmarket

Sheridans



Benefield Road, Moulton, Newmarket CB8 8SW

Guide Price £425,000

Much improved 3 bedroom semi detached house providing beautifully presented accommodation within the sought after village of Moulton.

Understood to have been built about sixty years ago of traditional brick construction beneath a tiled roof and extended in more recent years, this well presented home offers a surprising level of accommodation possessing a light and airy atmosphere and currently in brief comprising of an entrance hall with stairs off to first floor and opening to a useful study area and cloakroom. The comfortable sitting room has a fireplace and window to front and the very impressive kitchen/dining room is an ideal space for entertaining with French doors to the rear gardens. The kitchen area is fitted with an extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces and complemented by integrated appliances. A separate utility room completes the ground floor accommodation.

On the first floor a landing leads to the three bedrooms and family bathroom, completing the first floor accommodation.



Outside

To the front is a brick paved driveway providing ample off road vehicle parking. To the rear is a delightful south facing garden being mostly laid to lawn and includes terrace of timber decking creating an ideal area for outdoor entertaining.

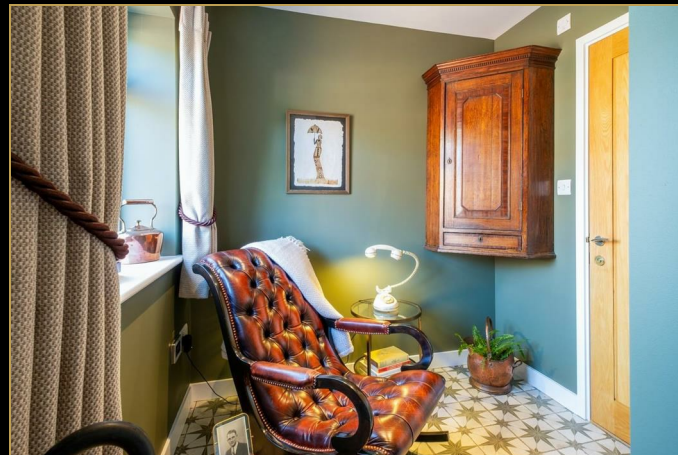
Location

Moulton is situated near the border of Suffolk and Cambridgeshire, about 3 ½ miles east of the world renowned racing town of Newmarket and 11 miles west of Bury St Edmunds. The river Kennett flows through the village and is spanned by a 15th Century "pack horse" bridge. Moulton is a thriving village with a community Hall, Post Office and shop, recreational facilities and a reputable public house/restaurant.

Directions

When entering Moulton from the direction of Dalham, proceed along The Street and continue into Chippenham Road. Turn right into Benefield Road, where the property will be found further on the right.

What3words: ///fattest.pizzeria.sometime



- Highly regarded village location
- Well presented accommodation
- Delightful south facing gardens
- Ample vehicle parking
- Sitting room
- Kitchen dining room
- Study area
- Utility, cloakroom
- Three bedrooms
- Family bathroom

Services

Mains electricity, water and drainage. Oil fired central heating. Council Tax Band B (West Suffolk)

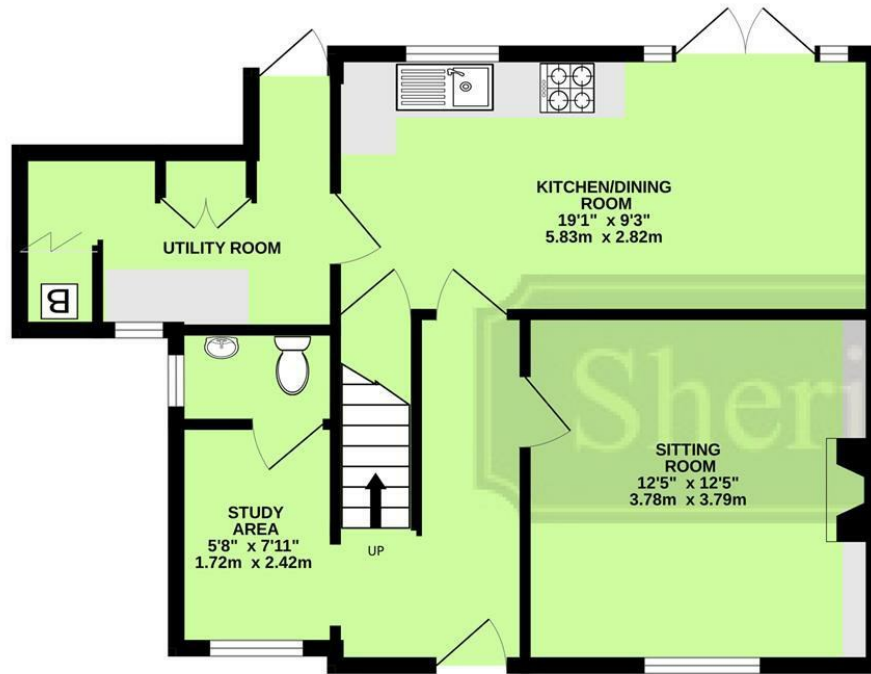
Broadband speed: Up to 1000 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, and O2 (Source Ofcom)

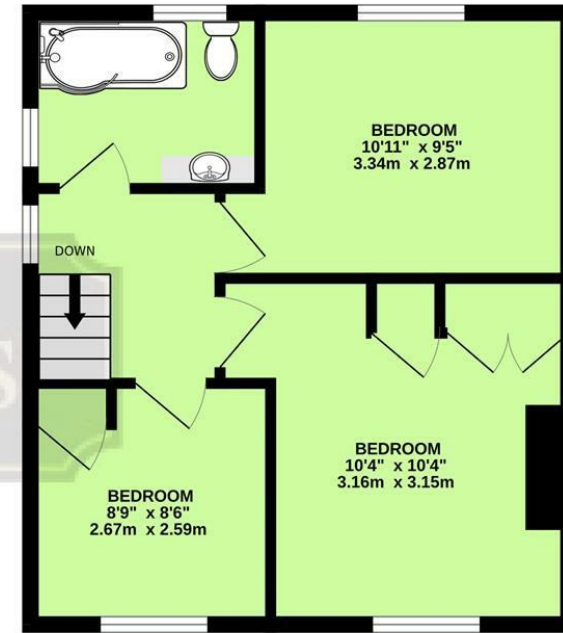
Flood Risk: No Risk



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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