



Benefield Road, Moulton, Newmarket

Sheridans



Benefield Road, Moulton, Newmarket CB8 8SW

Offers In Excess Of £375,000

Never judge a book by its cover!.....
exceptionally well presented house providing beautifully
arranged accommodation in highly regarded village.

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

Services

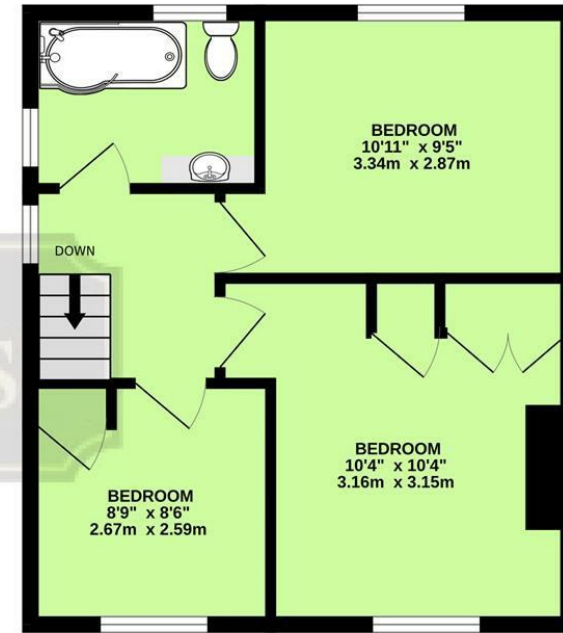
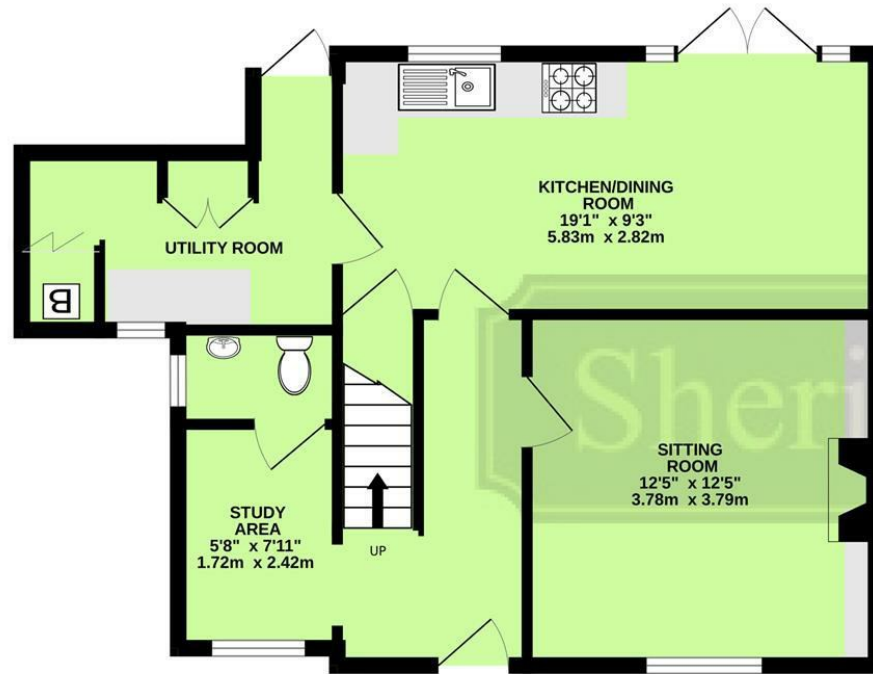
- Highly regarded village location
- Well presented accommodation
- Delightful south facing gardens
- Ample vehicle parking
- Sitting room
- Kitchen dining room
- Study area
- Utility, cloakroom
- Three bedrooms
- Family bathroom

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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