



Moulton Avenue, Kentford CB8 8QX

Guide Price £355,000

MA

Morris Armitage

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Moulton Avenue, Kentford CB8 8QX

A recently improved detached bungalow standing at the end of a quiet cul-de-sac and located in this popular village with easy access to Newmarket, Bury St Edmunds and the A14/M11.

This well presented and tastefully decorated property has been enhanced by the current owners and offers accommodation to include entrance hall, living room, refitted kitchen, refitted bathroom. Benefiting from double glazing.

Externally the property enjoys lovely well stocked gardens, extensive driveway and integral garage.

Entrance Hall

Entrance hall with built-in storage cupboard and airing cupboard. Doors leading to: living room, kitchen, bathroom and all bedrooms.

Kitchen 11'6" x 9'11" (3.53m x 3.04m)

Contemporary kitchen with a range of eye and base level cupboards providing ample storage with wood effect work top over. Stainless steel sink with mixer tap over and drainer. Built-in, eye-height double oven. Integrated electric hob with extractor over. Space for fridge/freezer. Space and plumbing for dishwasher. Window overlooking rear aspect.

Porch

Versatile porch area with doors leading to kitchen, front and rear gardens. Space & plumbing for washing machine. Window to side aspect.

Living Room 15'4" x 11'1" (4.68m x 3.40m)

Spacious living room with large window to the front aspect. Radiator

Bedroom 1 11'1" x 11'1" (3.40m x 3.38m)

Generous bedroom with window overlooking the front aspect. Radiator. NB: Currently used as dining room.

Bedroom 2 8'3" x 11'1" (2.53m x 3.38m)

Good size double room, with window overlooking the rear aspect. Radiator.

Bedroom 3 8'5" x 7'5" (2.57m x 2.27m)

Single bedroom with window overlooking the rear garden. Radiator.

Bathroom 6'5" x 5'4" (1.98m x 1.65m)

Modern bathroom with white suite comprising of low level WC, hand basin with mixer tap over and built-in vanity unit under. Generous walk-in shower. Marble effect wall panelling throughout. Tiled flooring. Obscured window. Radiator

Store Room 8'7" x 8'3" (2.62m x 2.52m)

Outside - Front

Attractive, mature shrub planting. Driveway providing off road parking. 5-bar gate access.

Outside - Rear

Established garden, predominately laid to lawn with mature shrubs and a small pond. Patio area. Garden shed. Gated access.

PROPERTY INFORMATION

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Detached bungalow

Property Construction - Non-Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 62 SQM

Parking - Driveway & garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - Fibre

Broadband Type - Ultrafast available, 1000Mbps download, 220Mbps upload

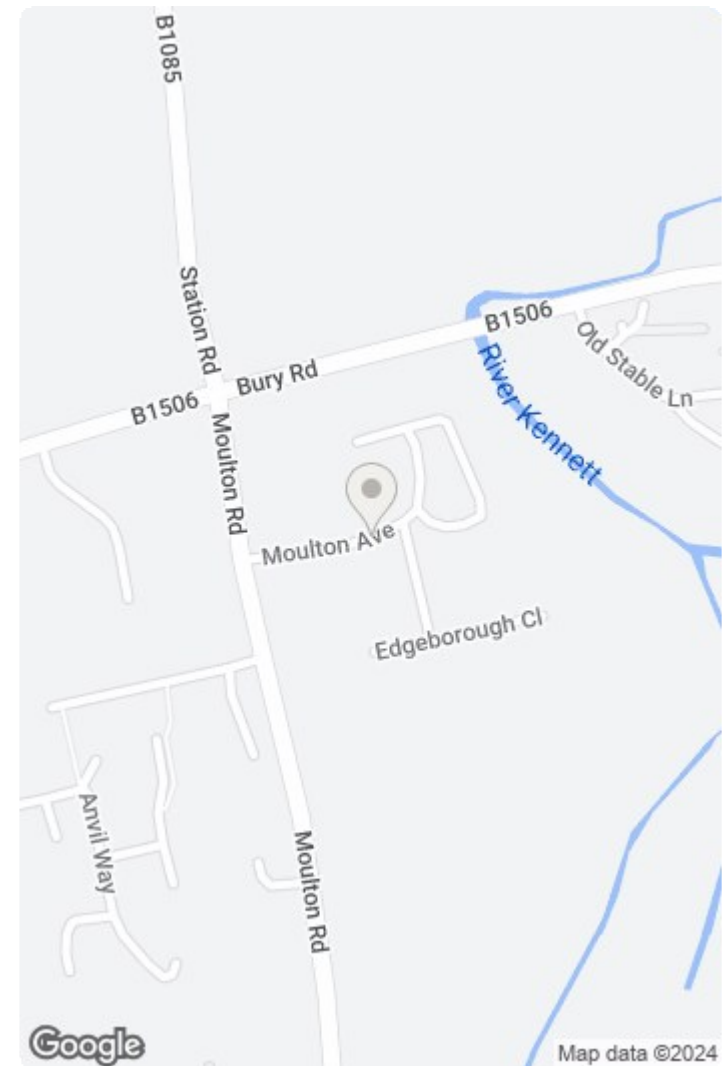
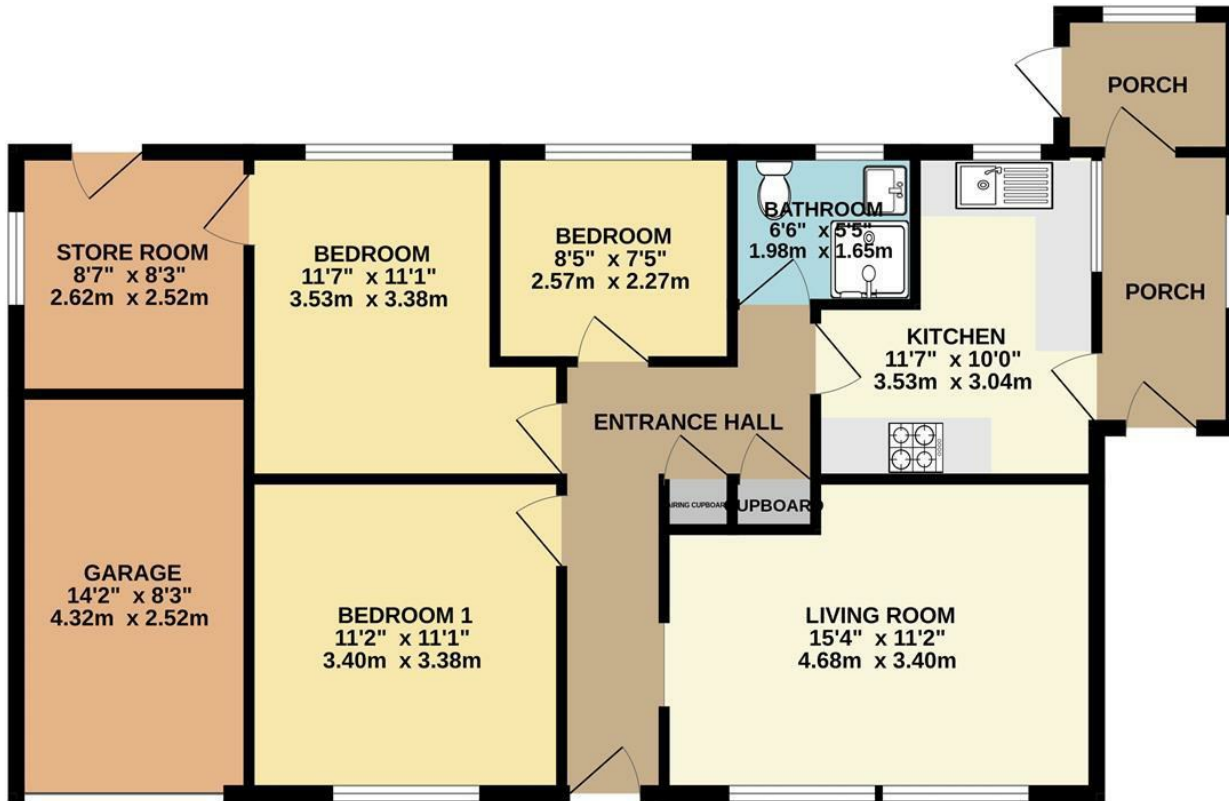
Mobile Signal/Coverage - Good

Rights of Way, Easements, Covenants

- None that the vendor is aware of



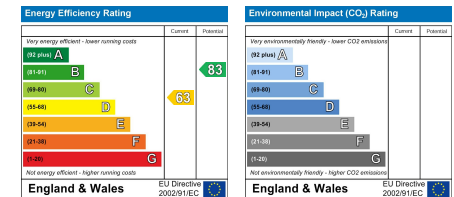
GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



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TOTAL FLOOR AREA : 949 sq.ft. (88.2 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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