



**Moulton Road**  
**Newmarket, Cambridgeshire CB8 9DW**  
**Offers In Excess Of £500,000**

## Moulton Road, Newmarket, Cambridgeshire CB8 9DW

A greatly improved three bedroom detached chalet-style home on a generous plot with stunning paddock views to the rear, located in the sought-after village of Cheveley.

Recently renovated by the current owners and offered for sale with no onward chain, this property is in excellent condition and ready to move into without any work required. The ground floor features an entrance porch leading into a hallway, a living room, a kitchen/breakfast room, a dining room/bedroom 3, a downstairs bathroom, and a rear porch that opens to the garden. Upstairs, there are two double bedrooms, both sharing a Jack and Jill en suite.

The landscaped rear garden includes newly laid turf, raised borders, and a seating area at the rear to enjoy the paddock views. There is also a brick-built storage shed. The front of the property is accessed by a long gravel driveway, providing off-road parking for several vehicles, which leads to the detached single garage.

This is a fantastic opportunity to purchase a move-in-ready property with NO ONWARD CHAIN in the picturesque village of Cheveley. Viewing is highly recommended.

EPC (D)  
Council Tax (TBC)

### Porch

With door through to the:

### Hallway

With storage cupboard, staircase rising to the first floor and door through to the:

### Kitchen/Breakfast Room 14'11" x 10'4" (4.56 x 3.15)

Modern fitted kitchen with a range of eye and base level storage units and wooden working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, oven with electric hob and extractor hood above, integrated fridge/freezer, dishwasher and

wine cooler. Breakfast bar, display cabinets, chrome heated radiator, laid wooden style flooring and window to the rear aspect.

### Living Room 14'11" x 10'11" (4.56 x 3.35)

Good sized living room with featured fireplace, laid wooden flooring, TV connection point, radiator and window to the front aspect.

### Dining Room/Bedroom 3 12'7" x 11'6" (3.85 x 3.52)

With featured fireplace and wooden mantle, laid wooden flooring, radiator and window to the rear aspect.

### Bathroom

Three piece bathrooms suite comprising a low level WC, pedestal wash basin, panelled bath with wall mounted shower and glass screen, tiled walls, storage cupboard, laid wooden flooring and two obscured windows to the side aspect.

### First Floor Landing

Window to the front aspect and door through to bedroom 1 and 2.

### Bedroom 1 15'6" x 14'11" (4.74 x 4.56)

Double bedroom with a useful storage cupboard and two wardrobes, radiator, windows to the front and rear aspect, door through to the ensuite.

### Bedroom 2 12'11" x 8'2" (3.96 x 2.50)

Double bedroom with radiator, window to the side aspect and door through to the ensuite.

### Ensuite 8'2" x 3'5" (2.50 x 1.05)

Three piece suite comprising a low level WC, wash basin, enclosed shower cubicle and tiled flooring.

### Outside - Rear

Marvellous rear garden laid to lawn with raised flower beds, steps up to gravelled seating area looking over open fields, variety of mature trees, paved patio area, outdoor tap and outdoor lighting.

### Outside - Front

Extensive gravelled driveway leading up to the garage as well as creating ample parking. Large lawn area accompanied by trees and shrubs. Outdoor lighting and side pedestrian gate.

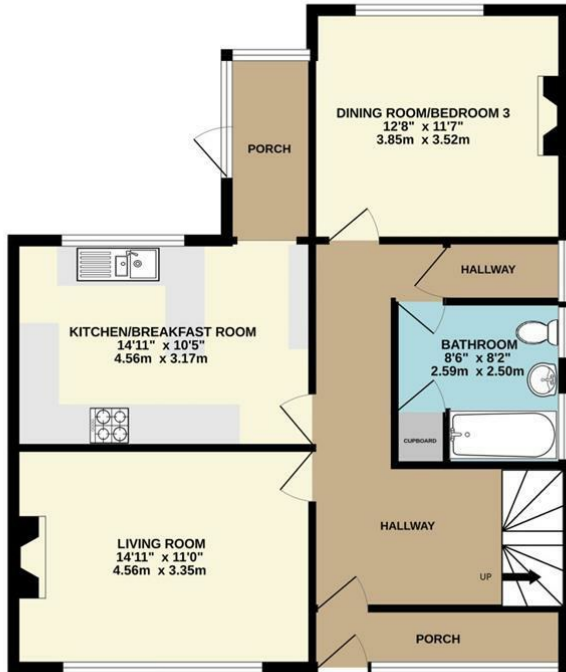
### Garage

With metal up and over door.

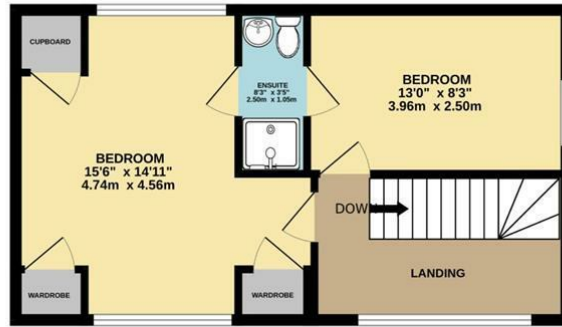
### Property Information:

EPC - D  
Tenure - Freehold  
Council Tax Band - TBC  
Property Type - Detached House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 112 SQM  
Parking – Driveway & Garage  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Oil  
Broadband Connected - TBC  
Broadband Type – Superfast available, 49Mbps download, 8Mbps upload  
Mobile Signal/Coverage – Limited  
Rights of Way, Easements, Covenants – None that the vendor is aware of

GROUND FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



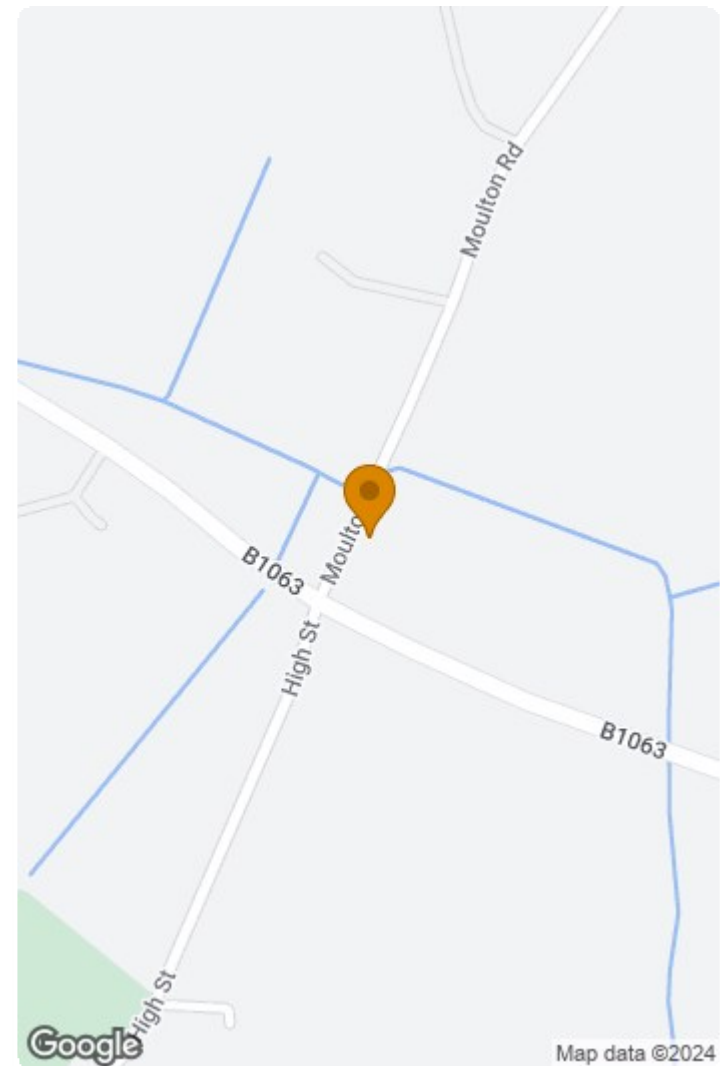
1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1194 sq.ft. (110.9 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
60	92		
<p>Very energy efficient - lower running costs</p> <p>11-15 (A)</p> <p>16-20 (B)</p> <p>21-25 (C)</p> <p>26-30 (D)</p> <p>31-35 (E)</p> <p>36-40 (F)</p> <p>41-45 (G)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>101-110 (A)</p> <p>111-120 (B)</p> <p>121-130 (C)</p> <p>131-140 (D)</p> <p>141-150 (E)</p> <p>151-160 (F)</p> <p>161-170 (G)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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