



Maltings Close, Moulton CB8 8ST

Guide Price £370,000

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A detached bungalow on this quiet cul de sac in the highly regarded village of Moulton just outside of Newmarket.

The accommodation includes a living/dining room, kitchen, three good sized bedrooms and a bathroom. Outside, the rear garden is generous whilst being enclosed. To the front there is a further garden with a long driveway that provides off road parking and leads to a garage.

The property is chain free and needs some modernisation.

Location

Moulton is an exceptionally highly regarded picturesque village located around 3 miles northwest of Newmarket, Suffolk, known for its charming rural setting and historical significance. The village features a superb village store & Post Office serving food throughout the day, and The Packhorse Inn public house. Amenities include a primary school and community facilities, contributing to a close-knit community atmosphere. Newmarket, famous for its horse racing culture, offers a wider range of shopping, dining, and entertainment options just a short drive away. The village is also conveniently situated about 15 miles from Cambridge and roughly 20 miles from Bury St Edmunds, making it an ideal spot for those seeking a blend of village life and access to larger towns.

Property Details

EPC - D
Tenure - Freehold
Council Tax Band - D - West Suffolk
Property Type - Detached Bungalow
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 98 SQM
Parking – Driveway

Electric Supply - Mains

Water Supply – Mains
Sewerage - Mains

Heating sources - Oil

Broadband Connected - TBC
Broadband Type – Superfast available, 45Mbps download, 8Mbps upload
Mobile Signal/Coverage – Ofcom advise good on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Entrance Hallway

With doors leading to all rooms, storage cupboard and airing cupboard.

Living/Dining Room 24'10" x 13'9" (7.59 x 4.21)

Large living space featuring built in fire place. Windows to front and side aspects. Hatch to kitchen.

Kitchen 11'5" x 11'3" (3.48 x 3.43)

With a range of matching eye and base level storage units. Stainless steel sink with mixer tap over. Space and plumbing with washing machine and dish washer. Electric cooker with extractor over. Window and door to side aspect.

Bathroom 7'6" x 6'4" (2.29 x 1.95)

Fitted with a low level WC, pedestal wash hand basin and double shower cubicle. Window to side aspect.

Bedroom 1 13'5" x 11'4" (4.10 x 3.47)

With window to rear aspect.

Bedroom 2 11'5" x 11'4" (3.48 x 3.47)

With window to rear aspect.

Bedroom 3 9'3" x 9'3" (2.84 x 2.84)

With window to side aspect.

Outside Front

Large grassed area, paved walkway to side gate. Driveway leading to front door and garage.

Outside Rear

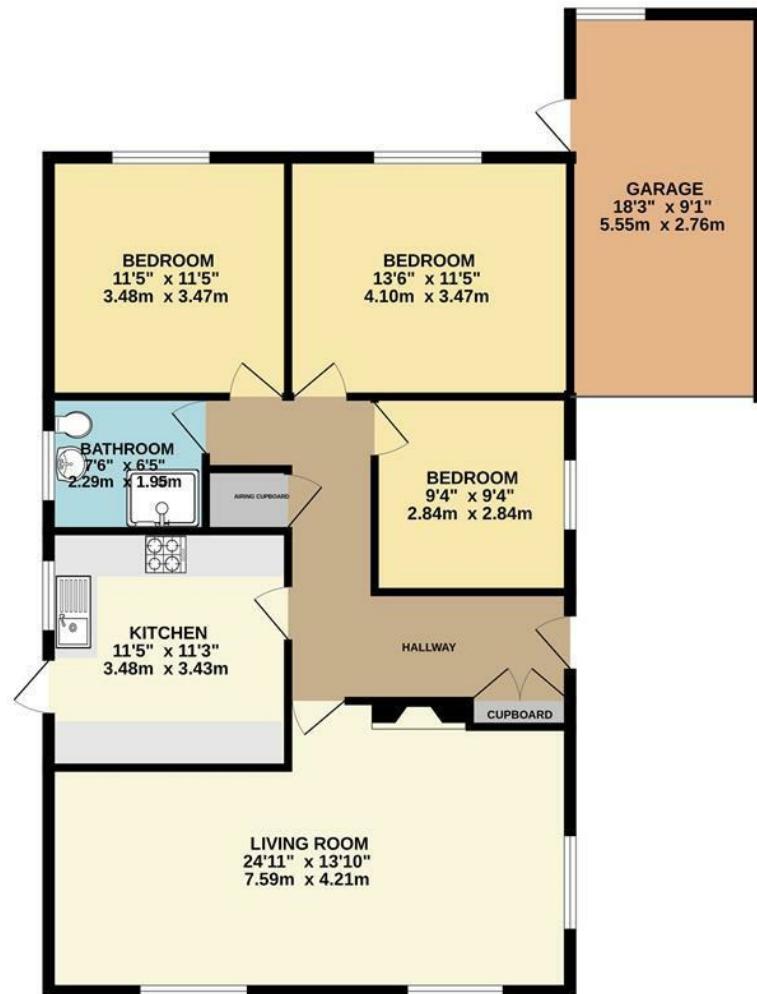
Mature rear garden offering paved patio area, grassed area, garden shed and door to garage.

Garage 18'2" x 9'0" (5.55 x 2.76)

With up and over door. Door to rear garden.



GROUND FLOOR
1148 sq.ft. (106.6 sq.m.) approx.

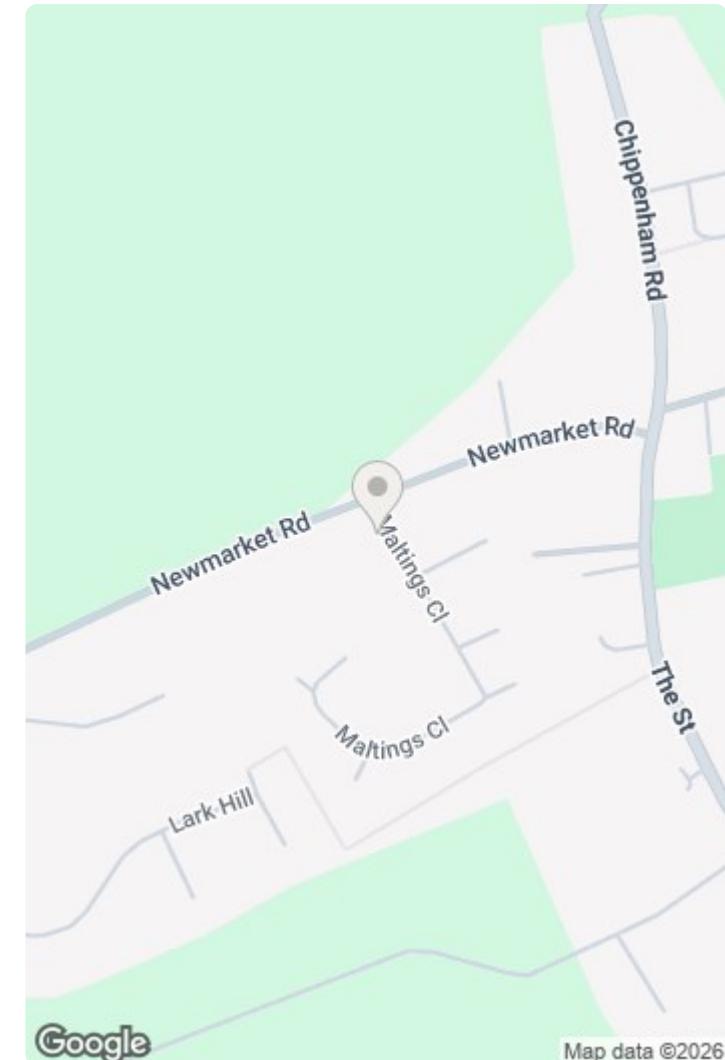


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TOTAL FLOOR AREA: 1148 sq.ft. (106.6 sq.m.) approx.

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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2020/1100	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2020/1100	

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