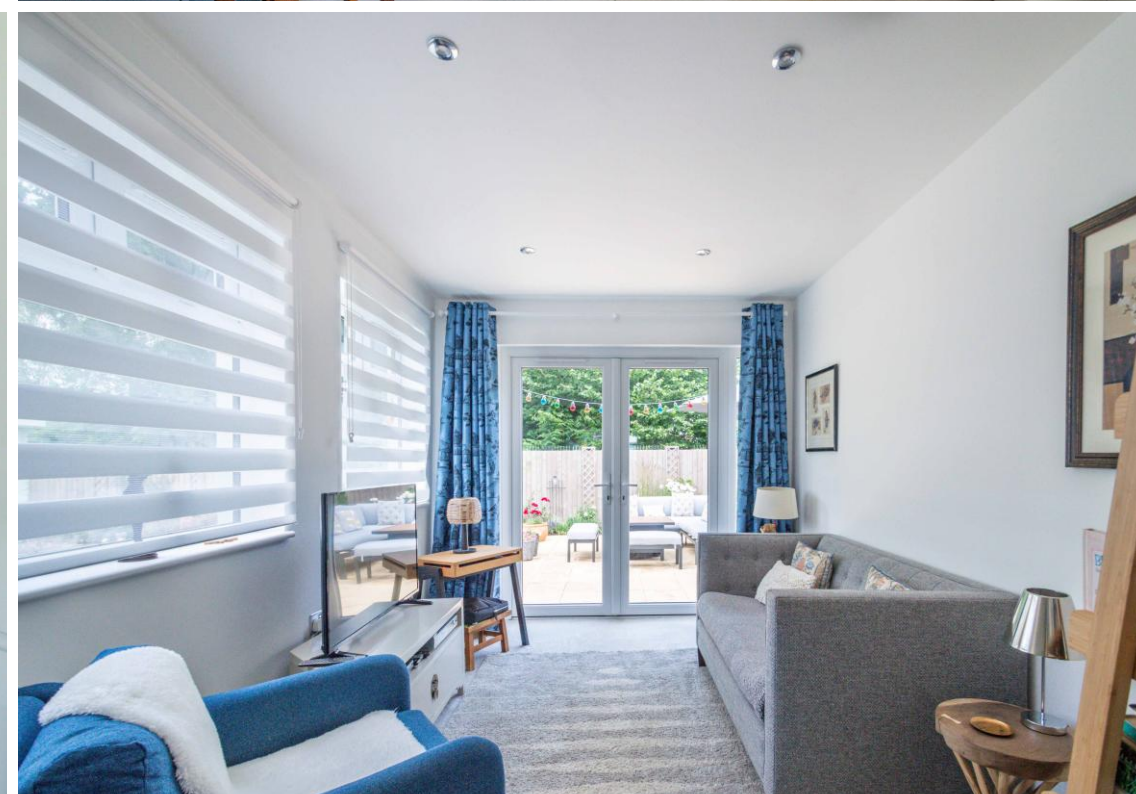




**14 Lark Hill,
Moulton, Suffolk**

**DAVID
BURR**



14 Lark Hill, Moulton, Newmarket, Suffolk, CB8 8RT

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 village is ideally situated close to Kennett and Newmarket railway station, the latter offering a 20-minute commute into Cambridge. 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.

An immaculately presented and deceptively spacious 1,127 sq. ft. two-bedroom detached bungalow, set in the ever-popular village of Moulton. Recently renovated to a high standard by the current owners, the property features a bright and airy open-plan kitchen/dining/sitting room, complemented by a separate snug—ideal for relaxing or entertaining. The master bedroom boasts fitted wardrobes and a stylish en-suite, while outside, there’s a private driveway, garage, and beautifully landscaped rear gardens with a purpose-built summer house.

A stunning two-bedroom bungalow in sought-after Moulton, offering 1,127 sq. ft. of renovated accommodation, landscaped gardens, a garage, and a summer house.

Ground Floor

ENTRANCE HALL A bright space with two storage cupboards as well as the boiler cupboard. Also, with sliding fitted storage. Door leading to:

SITTING ROOM A bright, dual-aspect space open to the kitchen/dining area, featuring a front bay window and inset wood-burning stove.

KITCHEN/DINING ROOM Stylishly renovated by the current owners, the space includes a range of matching base and wall units with worktops, a breakfast bar with built-in storage, and an inset sink overlooking the rear garden. Integrated appliances include a Neff oven and microwave, fridge/freezer, and a hob with extractor. A door leads out to the garden, with internal double doors opening to:

SNUG Newly created by the current vendors is this bright and airy reception space. With windows overlooking the rear garden and French doors out to the patio.

MASTER BEDROOM A spacious double bedroom featuring fitted wardrobes along one side and a window overlooking the front aspect. A door leads to the newly created **ENSUITE**, fitted with a walk-in shower, hand wash basin, WC, heated towel rail, and a rear-facing window for natural light.

BEDROOM 2 Another spacious double with a large window to the front aspect.

FAMILY BATHROOM Another stylishly refurbished bathroom which is fitted with a bath complete with shower above, a WC, hand wash basin, heated towel rail and a window to the rear aspect.

Outside

The property is approached via a driveway to the left-hand side, offering tandem parking for two vehicles in front of the **SINGLE GARAGE**, which features an electric up-and-over door, lighting, power, and a rear access door to the garden.

The rear garden has been beautifully landscaped, with a paved terrace just off the snug—perfect for entertaining. The rest of the garden is mainly laid to lawn, bordered by mature beds filled with a variety of shrubs and plants. A recently built **SUMMER HOUSE**, complete with light and power, adds further appeal to this lovely outdoor space.

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Material Information

SERVICES Oil fired central heating to radiators, with underfloor heating in parts. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

EPC Band D.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND D. (£2,232.64 per annum)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction under slate roof.

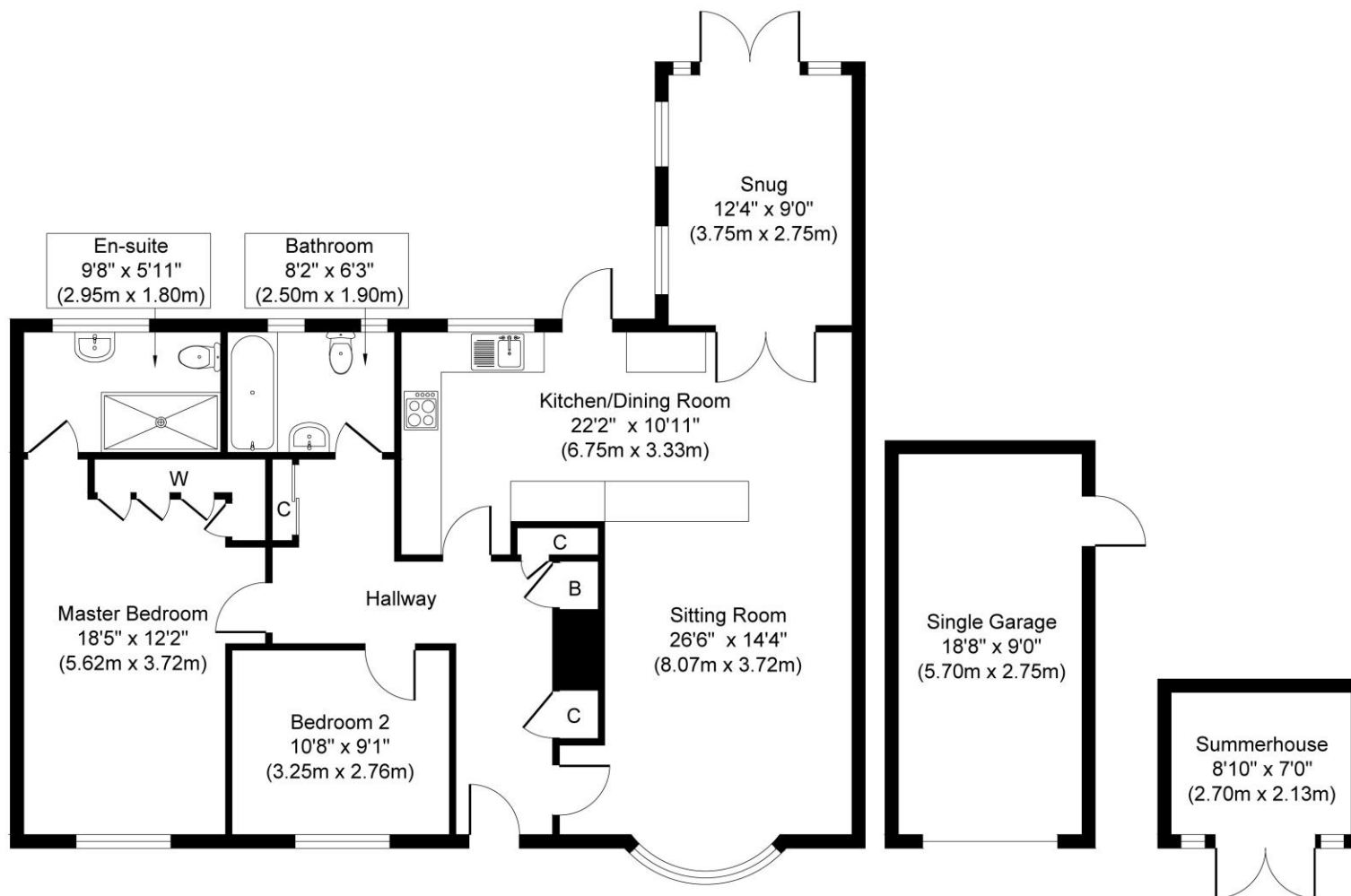
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 47 mbps download, up to 8 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers But limited data with Three and O2.

WHAT3WORDS inventors.edges.deleting

VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Approximate Floor Area
1127 sq. ft
(104.69 sq. m)

Garage
Approximate Floor Area
169 sq. ft
(15.67 sq. m)

Outbuilding
Approximate Floor Area
62 sq. ft
(5.75 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

