



Dalham Road, Moulton, CB8 8SB

CHEFFINS



## Dalham Road

Moulton,  
CB8 8SB

3 1 2

Guide Price £390,000

- Delightful Cottage
- Stunning Views
- Full of Character
- Three Bedrooms
- Lounge, Dining room and Sun Room
- Off Road Parking

A very well presented 3 bedroom cottage in the highly regarded village of Moulton with views over open countryside. The property has seen recent renovation and has a wealth of charm and character. Accommodation comprises of a lounge, dining/sun room, kitchen, three bedrooms and a bathroom. Outside there is a well tended garden and a summerhouse that doubles up as gym space that has a balcony to the rear to enjoy the view.







## LOCATION

MOULTON is an attractive unspoilt village with the advantage of a primary school, post office, general store and public house. The busy town of Newmarket is just 3 miles away with numerous schools, a sports centre, swimming pool and theatre.

## LIVING ROOM

with entrance door, engineered oak wood flooring, open fireplace with stone hearth and oak bressumer beam, Clearview multi-fuel stove, stairs to first floor, recessed storage.

## CLOAKROOM

with low level WC, wall mounted hand wash basin, storage cupboard under stairs, space and plumbing for washing machine.

## DINING ROOM/SUN ROOM

with French doors leading into the garden, engineered oak wood flooring, cupboard with Fischer electric water heater.

## KITCHEN

with a range of base and wall mounted units with work surfaces over, ceramic sink, space and plumbing for dishwasher, integrated electric hob and oven, space for fridge/freezer, ceramic tiled flooring.

## FIRST FLOOR

### LANDING

with access to the loft space (loft has power and light connected and is 3 quarter boarded)

### BATHROOM

with a side panel bath with shower off taps, wall mounted hand wash basin, low level WC, tiled surrounds, storage cupboard.

### BEDROOM 1

with recessed storage.

### BEDROOM 2

with access to a separate loft space, window overlooking the rear garden and the open countryside.

### BEDROOM 3

with a window overlooking the rear garden and the open countryside.

### OUTSIDE

To the rear of the property is an enclosed garden mainly laid to lawn with flower and shrub borders, a paved patio area, outside tap, further patio area with storage box containing electric sockets and a storage shed.

To the front of the property is a gravel driveway with 5 bar gates providing off-road parking for several cars and 2 large storage sheds and outside tap.

### SUMMERHOUSE

with power and light and a balcony to the rear enjoying the views over the open countryside.

### SALES AGENTS NOTES

Tenure - Freehold  
 Council Tax Band - D  
 Property Type - Mid Terraced Cottage  
 Property Construction - Traditional red brick with slate roof.  
 Number & Types of Room - Please refer to the floorplan  
 Square Footage - 968.75  
 Parking - Driveway  
 Heating sources - Electric radiators and separate Fischer hot water system.

For further Material Information, please see the link on our website









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		42	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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 Local Authority - West Suffolk

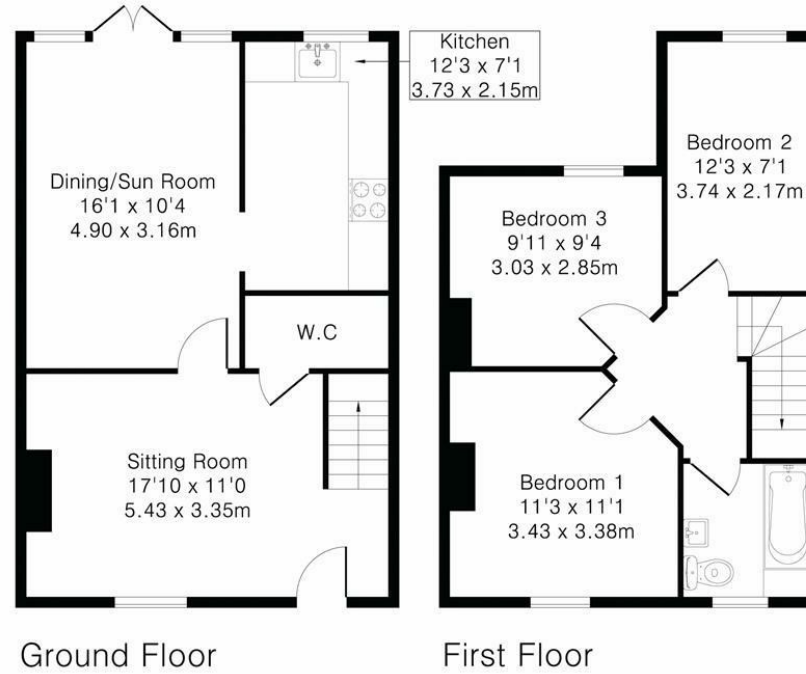








Approximate Gross Internal Area 903 sq ft – 84 sq m  
 Ground Floor Area 487 sq ft – 45 sq m  
 First Floor Area 416 sq ft – 39 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.