



Newmarket Road, Moulton, CB8 8SS

CHEFFINS

Newmarket Road

Moulton,
CB8 8SS

4 1 2

Guide Price £400,000

- Detached Bungalow
- 4 Bedrooms
- Open Plan Kitchen/Diner
- Popular Village
- Stunning Gardens
- Garage

A detached extended bungalow superbly set back in this picturesque and much loved village with views over countryside and fields to front. Outstanding presentation and immaculate rooms comprising an entrance hall, open plan kitchen/diner, sitting room with multi fuel burner, 4 Bedrooms (potential for bed 4 as study), family bathroom and a separate cloakroom. The property boasts a simply stunning, South facing rear garden, a garage and driveway. Rarely available - viewing essential.





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.

ENTRANCE HALL

An 'L' shaped hall with wood flooring, loft access and doors to;

OPEN PLAN KITCHEN/DINING ROOM

Comprising of a 1.5 bowl stainless steel sink unit, space and plumbing for washing machine, wall and base units with roll top work surfaces over, electric double oven and electric hob with electric extractor fan, wood flooring, patio doors leading out to the garden, double glazed window to side aspect, door to inner lobby.

INNER LOBBY

with a window to the front aspect, door leading to outside. Door to;

STUDY/BEDROOM 4

with a double glazed window to the rear aspect.

LIVING ROOM

with a double glazed window to rear aspect with views of the garden, radiator, multi fuel burner, recessed built in alcove with TV point.

BEDROOM 1

with a built in wardrobe, double glazed windows to front and side aspects.

BEDROOM 2

with double glazed windows to front aspect.

BEDROOM 3

with a built in wardrobe, double glazed window to the side aspect.

FAMILY BATHROOM

with a WC, pedestal hand wash basin, panelled bath, airing cupboard, opaque double glazed windows to the side aspect.

OUTSIDE

The property stands well back from the road with an open plan front garden laid mainly to lawn with flower and shrub beds, pathway leading to the front door and driveway providing ample off road parking. There is side access with a courtyard area opening out to the main garden. The rear garden is laid mainly to lawn with mature flowers, trees and borders.

GARAGE

with up and over door, pedestrian door to the side.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - D

Property Type - Detached Bungalow

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 968.75

Parking - Garage & Driveway

Heating sources - Oil fired heating and multi fuel burner in the living room.

For more information on this property, please refer to the Material Information Brochure on our website.





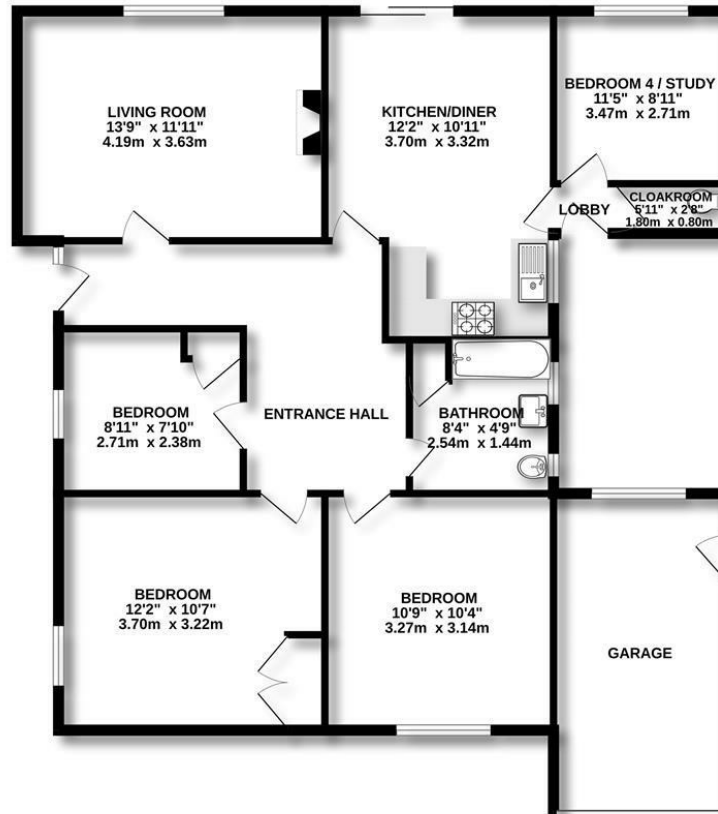
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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 Local Authority - West Suffolk



GROUND FLOOR



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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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.