



Riverside Walk, Moulton, CB8 8WE

CHEFFINS

Riverside Walk

Moulton,
CB8 8WE

4 2 3

Guide Price £465,000

- Detached House
- 4 Bedrooms - 1 Ensuite
- 3 Reception Rooms
- Enclosed Rear Garden
- Views over Open Fields
- Garage & Driveway

An individual 4 bedroom detached house in a corner plot with views over open fields. The property benefits from a living room with wood burning stove, a fitted kitchen and a separate dining room and study. Further features include 4 bedrooms with 1 ensuite shower room, an enclosed rear garden and a garage.





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

with entrance door, ceramic tiled flooring, stairs to first floor, under stairs storage cupboard.

LIVING ROOM

A double aspect room with ceramic tiled flooring, fireplace with wood burning stove, double glazed doors leading to the garden.

STUDY

CLOAKROOM

with low level WC, wall mounted hand wash basin.

DINING ROOM

KITCHEN

with a range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, space and plumbing for dishwasher, space for cooker, space for fridge/freezer, wood laminate flooring, door to the rear.

FIRST FLOOR

LANDING

with an airing cupboard, access to loft space.

BEDROOM 1

ENSUITE SHOWER ROOM

with a low level WC, pedestal hand wash basin, corner shower cubicle.

BEDROOM 2

with a built-in wardrobe.

BEDROOM 3

with built-in wardrobe.

BEDROOM 4

with built-in wardrobe.

BATHROOM

with a double width shower cubicle, side panel bath, low level WC, pedestal hand wash basin, heated towel rail.

OUTSIDE

To the front of the property is a small lawned area with a driveway providing off-road parking for several cars.

To the rear is a fully enclosed garden mostly laid to lawn with flower and shrub borders, various mature trees, paved patio area, gated access to both sides and a personal door to the garage.

GARAGE

with a metal up and over door, power and light, loft space.

SALES AGENTS NOTES

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

Square Footage - 1334.72

Parking - Garage & Driveway

Heating sources - Oil fired heating and a wood burner in the living room.


Flood risk - Surface Water (High Risk)

There is a management company for Riverside Walk to cover maintenance of the park area and green areas, there is no set annual fee for this and is done on an ad hoc basis.

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			94
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(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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 Council Tax Band - E
 Local Authority - West Suffolk



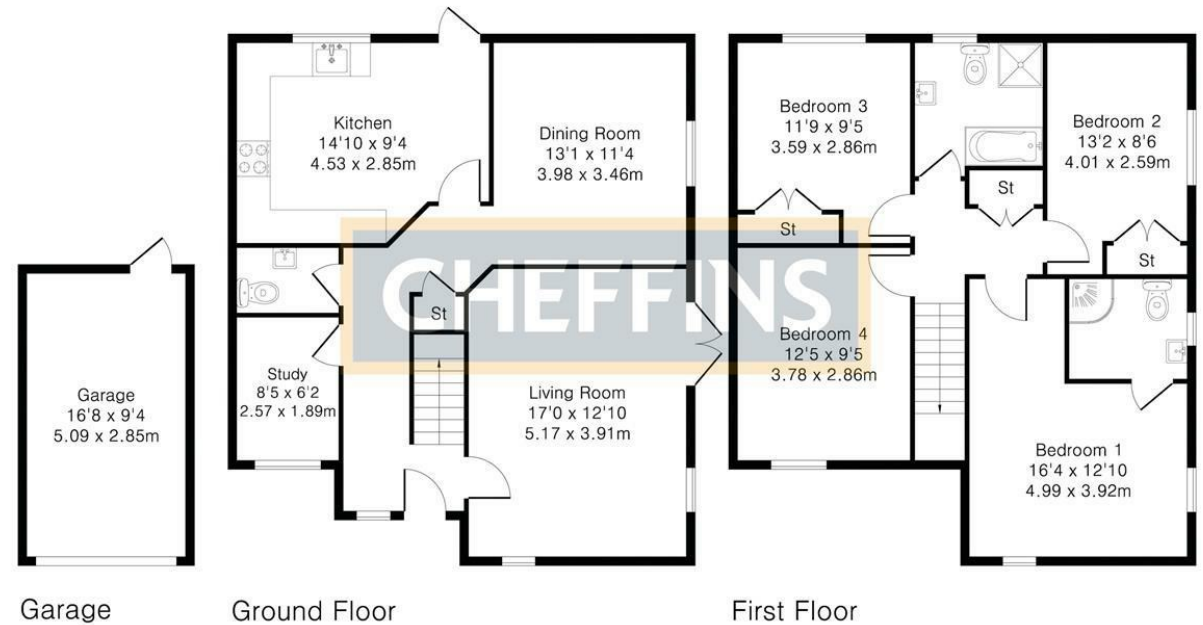


Approximate Gross Internal Area 1470 sq ft - 136 sq m

Ground Floor Area 746 sq ft – 69 sq m

First Floor Area 724 sq ft – 67 sq m

Garage Area 156 sq ft – 15 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.

