



Church Road, Moulton, CB8 8SF

CHEFFINS

Church Road

Moulton,
CB8 8SF

- Chalet Style Property
- 3 Bedrooms – 1 Ensuite
- Ground Floor Bathroom
- Open Plan Living
- Enclosed Rear Garden
- Peaceful Village Location
- Air Conditioning Units

A well presented 3 bedroom chalet style property, delightfully position within the sought after village of Moulton. The property benefits from a lovely open plan kitchen/dining/living area, 2 ground floor bedrooms and a bathroom, with a generous primary bedroom and ensuite located on the first floor. Additional features include air conditioning units in the living room and primary bedroom, an enclosed rear garden and attractive views to the front aspect over the village church. Viewing essential.

3 2 1



Guide Price £385,000



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 a double glazed entrance door, inset spotlights, radiator.

BATHROOM

with a 4 piece suite comprising a side panel bath, low level WC, vanity wash hand basin, large shower cubicle, tiled walls, vinyl flooring, inset spotlights, extractor fan, heated towel rail, velux window.

BEDROOM 2

with built-in wardrobe, radiator, double glazed window to the front aspect.

BEDROOM 3

with built-in wardrobe, storage cupboard, radiator, 2 double glazed windows overlooking the church to the front aspect.

KITCHEN/DINING AREA

A fantastic open plan room with a range of matching wall and base units with quartz work surface, centre island with built-in AEG induction hob, stainless steel sink, 2 Bosch eye level double ovens, space for fridge/freezer, space and plumbing for washing machine and dishwasher, stairs leading up to the first floor, laminate flooring, inset spotlights, double glazed door and full length windows to the rear aspect.

LIVING AREA

Open plan with the kitchen/dining area with a Panasonic air conditioning unit, wood burning stove with a slate tiled hearth, laminate flooring, inset spotlights, French doors leading out to the rear garden.

FIRST FLOOR**LANDING**

with a velux window, large storage cupboard, inset spotlights.

BEDROOM 1

A dual aspect room with double glazed windows to the rear aspect and 2 velux style windows to the front, inset spotlights, built-in storage cupboard, large built-in wardrobe, Panasonic air conditioning unit, radiator.

ENSUITE SHOWER ROOM

with a low level WC, shower cubicle with rainfall shower, vanity wash hand basin, inset spotlights, cushioned laminate floor, heated towel rail, tiled splashbacks, double glazed window to the rear aspect.

OUTSIDE

A landscaped rear garden laid to astro turf with a paved patio area, decked seating area with pergola over and inset spotlights, 1 timber built shed, log store, oil tank, flint wall, outside tap, gated access.

The front garden overlooks the church and is laid to lawn with flower bed borders and pathway access.

Please note the pathway access to the property is shared with the neighbour.

SALES AGENTS NOTES

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC

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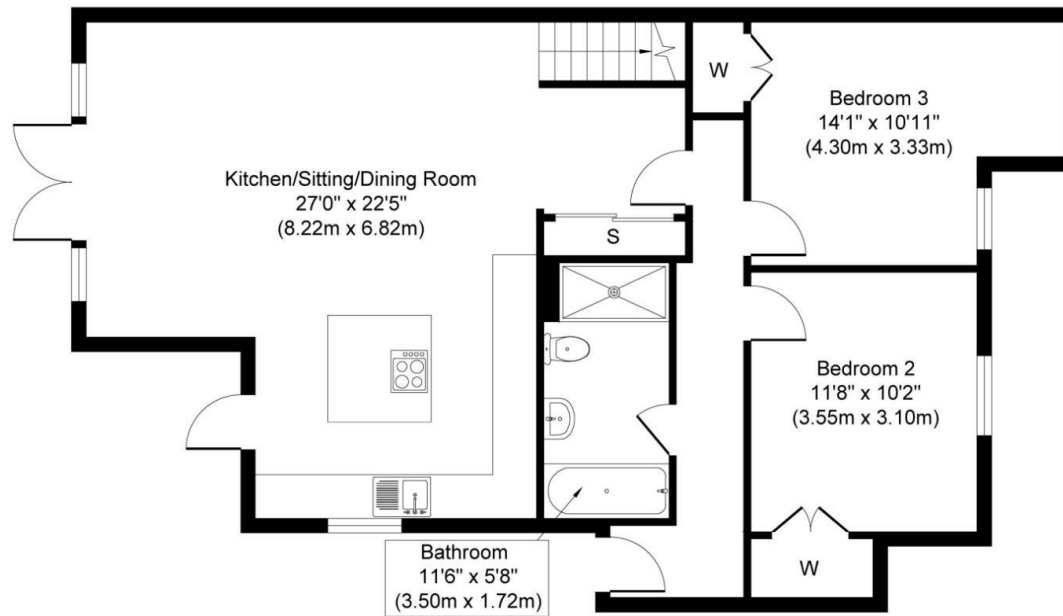
Tenure - Freehold

Council Tax Band - B

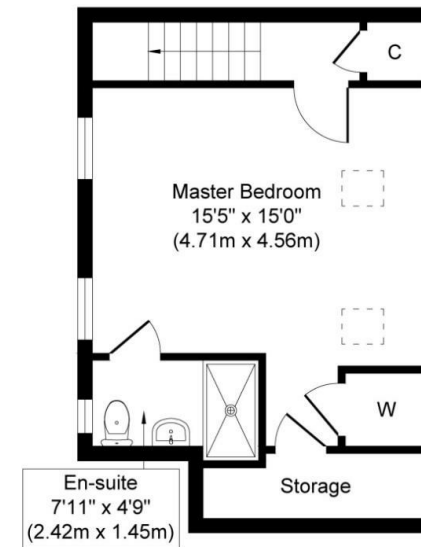
Local Authority - West Suffolk







Ground Floor
Approximate Floor Area
901 sq. ft
(83.67 sq. m)



First Floor
Approximate Floor Area
317 sq. ft
(29.49 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.

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Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

