



DAVID
BURR

**19 Benefield Road,
Moulton**



19 Benefield Road, Moulton, Suffolk, CB8 8SW

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.

Deceptively spacious and presented to a high standard this property benefits from an open plan ground floor configuration to include a stunning kitchen/dining room with bi-folding doors to a generous rear garden. Furthermore offering 2 reception rooms, utility area, a shower room, garage, three well-proportioned bedrooms and a first-floor bathroom. Complete with garage, off road parking and enjoying views over open farmland to the rear.

Extended semi-detached home offering approx. 1,400 sq ft in sought-after Moulton.

Ground Floor

ENTRANCE HALL A welcoming entrance hall featuring engineered oak flooring, a staircase rising to the first floor with useful understairs storage and doors leading to the principal reception rooms.

STUDY A versatile reception room, ideal as a home office, snug or playroom, with engineered oak flooring, an attractive feature fireplace, window to the front aspect and sliding oak doors opening into the sitting room.

SITTING ROOM A delightful reception room enjoying a continuation of the engineered oak flooring and centred around an impressive open fireplace with stone surround and hearth. Open plan to the kitchen/dining room, creating a wonderful flow for modern family living while retaining a cosy feel.

KITCHEN / DINING ROOM Undoubtedly the heart of the home, this superbly re-fitted Laura Ashley kitchen has been thoughtfully designed to provide an exceptional entertaining and family space. A striking roof lantern floods the room with natural light, whilst bi-fold doors open directly onto the rear terrace and garden.

The kitchen is fitted with an extensive range of bespoke eye and base level cabinetry, complemented by Silestone work surfaces and an attractive antique mirrored splashback. The substantial central island incorporates a double Belfast sink with mixer tap, integrated dishwasher and additional storage. Further integrated appliances include a full-height fridge, full-height freezer, twin eye-level ovens and a five-ring induction hob with extractor hood. Limestone flooring with underfloor heating completes this impressive room.

INNER HALL / UTILITY Fitted with solid oak work surfaces together with plumbing and space for a washing machine and tumble dryer. A rear pedestrian door provides access to the garden, with a further door leading to the integral garage.

SHOWER ROOM Beautifully appointed with limestone flooring and matching splashbacks, Heritage-style sanitaryware including a low-level WC and pedestal wash hand basin, a fully tiled shower enclosure with rainfall shower and separate handheld attachment, fitted storage cupboard housing the oil-fired central heating boiler and window to the front aspect. Underfloor heating provides additional comfort.

INTEGRAL GARAGE A useful garage providing excellent storage with power and lighting connected, electric roller door, two Velux roof windows allowing natural light and additional loft storage above.

First Floor

LANDING With engineered oak flooring, window to the side aspect, loft access and doors leading to all bedrooms and the family bathroom.

BEDROOM 1 A comfortable double bedroom enjoying views over the rear garden and open countryside beyond.

BEDROOM 2 A generous bedroom with window overlooking the front aspect.

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BEDROOM 3 Currently utilised as a home office, this versatile third bedroom features a window to the front aspect together with a fitted airing cupboard incorporating shelving and automatic sensor lighting.

FAMILY BATHROOM Well appointed with a Heritage-style suite comprising a large oval panelled bath with rainfall shower and separate handheld attachment over, glazed shower screen, vanity wash hand basin with storage beneath and low-level WC. Finished with attractive mosaic tiled flooring and wall tiling together with a heated towel radiator.

Outside

To the rear, the property enjoys an enclosed garden with a generous stone terrace providing an ideal space for outdoor dining and entertaining, leading onto a lawn with pathway extending to the rear boundary. The garden enjoys an attractive open aspect across adjoining countryside and also benefits from a timber shed with power connected and an outside tap.

To the front, a block-paved driveway provides off-road parking for at least three vehicles and leads to the integral garage. Further features include an EV charging point, external double power socket, oil storage tank and an attractive timber-framed storm porch protecting the front entrance.

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

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND B. (£1825.02 per annum)

EPC D.

TENURE Freehold.

CONSTRUCTION TYPE Brick construction under tiled roof.

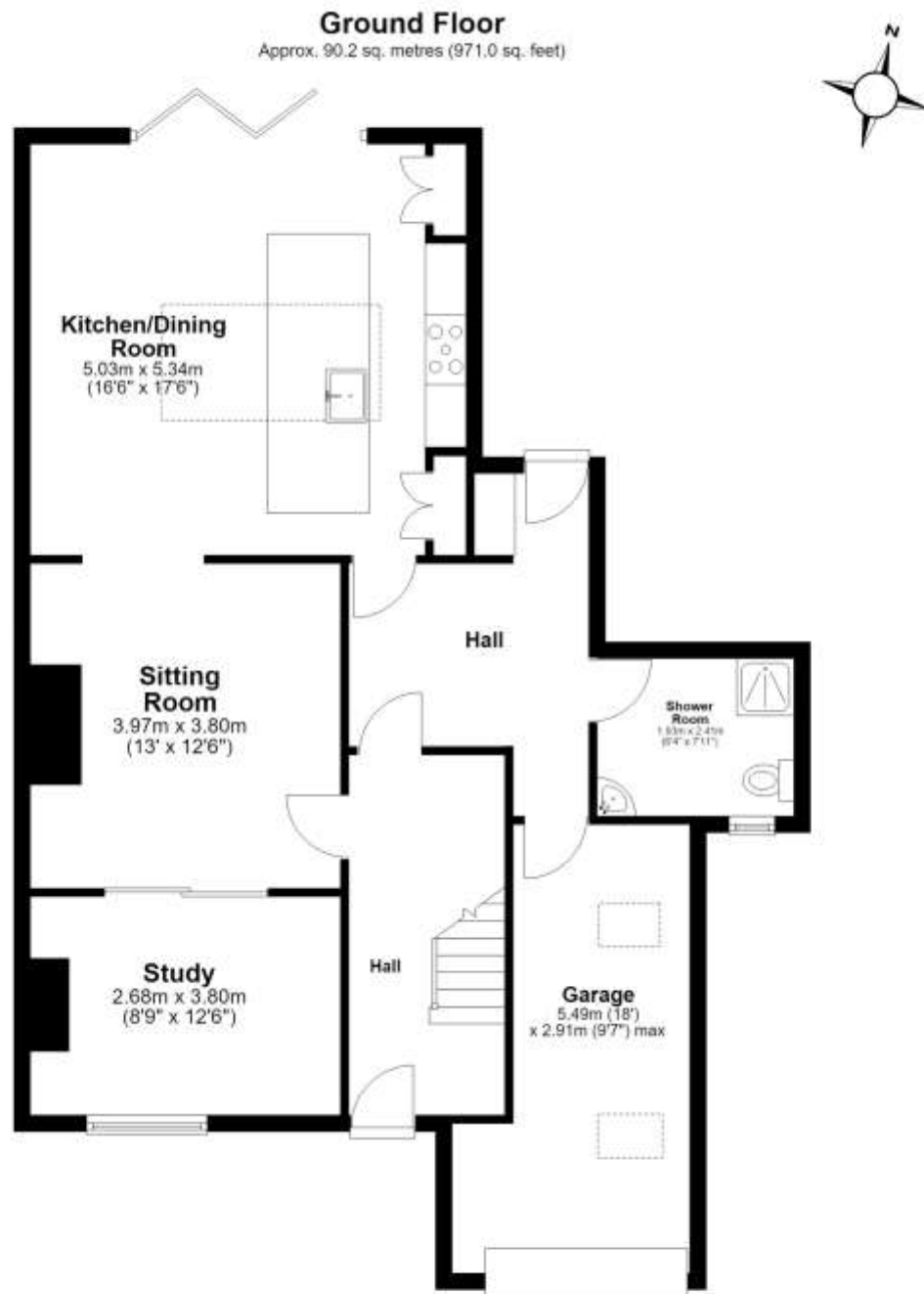
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

WHAT3WORDS noises.list.greet

VIEWING Strictly by prior appointment only through DAVID BURR.

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Total area: approx. 129.5 sq. metres (1394.4 sq. feet)

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