



MAYES MEADOW

DAVID
BURR

**1 Mayes Meadow,
Moulton, Suffolk**





1 Mayes Meadow, Moulton, Newmarket, CB8 8SZ

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.

This detached family home benefits from characterful accommodation comprising a ground floor cloakroom, kitchen/breakfast room, a sitting room with open fireplace, three bedrooms, and an en suite shower room. It also enjoys a walled south-west-facing garden and a former garage converted into an outside office/study or bedroom four.

An attractive brick and flint detached house located in the heart of Moulton, overlooking the village green.

Ground Floor

ENTRANCE HALL Doors lead to all principal rooms, with a staircase rising to the first floor and an under-stairs storage cupboard.

CLOAKROOM Fitted with a low-level WC, inset corner wash hand basin with tiled splashback, and an obscured glazed window to the side aspect.

SITTING ROOM A lovely, light-filled double-aspect room with a window to the front and French doors opening onto the rear garden. Features an open fireplace with slate hearth, brick surround, and wooden mantel.

KITCHEN / BREAKFAST ROOM A bright room with a window to the front aspect and doors opening onto the rear garden, complemented by a tiled floor. Fitted with a matching range of eye- and base-level storage units with work surfaces over, incorporating a 1½ bowl sink and drainer with mixer tap and tiled splashbacks. There is space and plumbing for a washing machine, dishwasher, and fridge freezer, along with an eye-level double oven and a four-ring electric hob with extractor hood above..

CONSERVATORY With French doors opening onto the rear garden.

First Floor

LANDING Half landing with window to the side aspect, airing cupboard, loft access, and doors leading to the bedrooms and family bathroom.

BEDROOM 1 Window to the front aspect overlooking the green, and door leading to:

EN SUITE SHOWER ROOM Comprising a walk-in tiled shower cubicle, wash hand basin, low-level WC, extractor fan, and window to the rear aspect.

BEDROOM 2 Fitted with a range of wardrobes and window to the front aspect.

BEDROOM 3 With window to the side aspect.

FAMILY BATHROOM Partly tiled walls, window to the front aspect, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low-level WC, extractor fan, and stripped wooden floorboards.

Outside

REAR GARDEN An enclosed, walled south-west-facing rear garden with gated rear access leading to the carport and parking space in front of the original garage. The garden is mainly laid to lawn with a brick patio and pathway, flower beds, outside tap, bin store, and oil tank. A pedestrian door leads into the converted garage.

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CONVERTED GARAGE / OFFICE SPACE The garage has been insulated and converted to provide a versatile additional space, ideal as a home office, studio, hobby room, or occasional bedroom — perfect for those working from home. It benefits from a double-glazed window to the front aspect and loft access.

FRONT GARDEN To the front of the property is a storm porch with pathway access, bordered by a dwarf brick-and-flint wall and a small front garden with mature flower beds.

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 E. (£2,728.78 per annum)

EPC C.

TENURE Freehold.

CONSTRUCTION TYPE Brick and flint 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 tracks.livid.apron

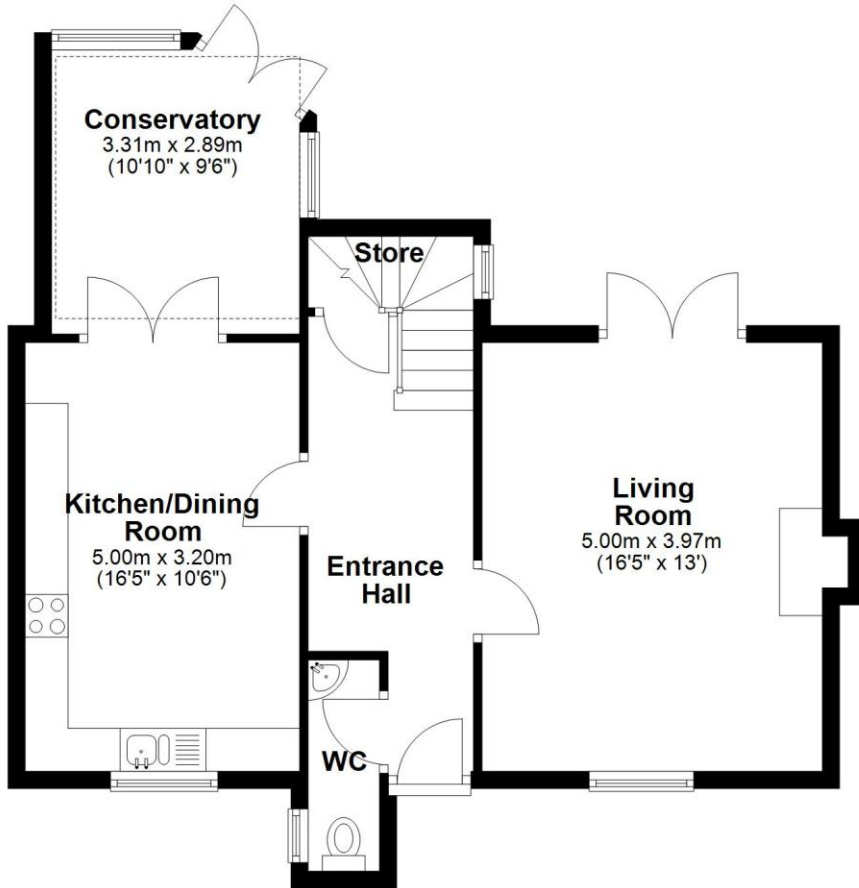
VIEWING Strictly by prior appointment only through DAVID BURR.

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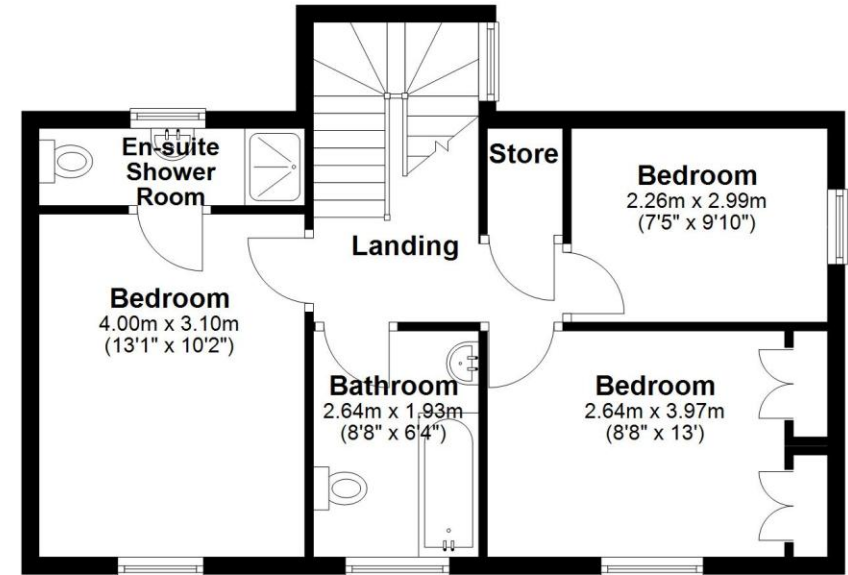
Ground Floor

Approx. 59.3 sq. metres (638.3 sq. feet)



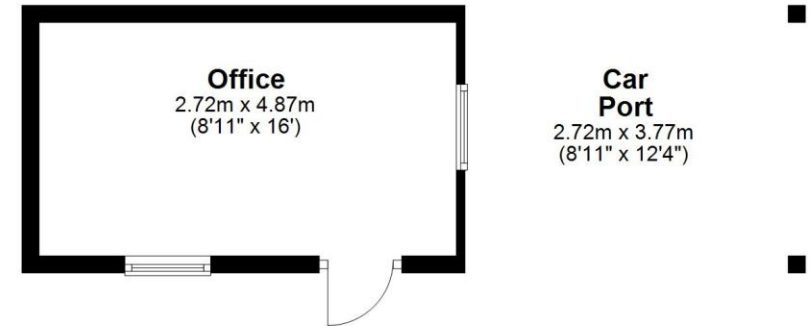
First Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



Outbuilding

Approx. 23.8 sq. metres (255.9 sq. feet)



Total area: approx. 131.4 sq. metres (1414.8 sq. feet)

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