



**Greenacre, Brookside,
Moulton**

**DAVID
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Greenacre, Brookside, Moulton, CB8 8SG

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 stations, 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.

Greenacre offers outstanding potential for future extensions and improvements and has only ever had one previous owner since being built in approximately 1970. Comprising spacious rooms throughout to include a large reception hall, sitting room opening to conservatory, a ground floor shower room, open plan kitchen/dining area, a utility, 4 bedrooms and 2 ensuite bathrooms. The gardens are a real joy, wrapping around the property and are well stocked with the inclusion of a small copse of woodland to the rear. Complete with a tandem garage and plenty of parking this delightful home needs to be seen to be appreciated.

A detached four-bedroom family home on a generous mature plot, tucked away up a private shared drive just moments from the heart of Moulton.

Ground Floor

ENTRANCE HALL A spacious entrance hall with stairs rising to the first floor, understairs storage cupboard, separate coats cupboard and doors leading to the principal reception rooms.

SHOWER ROOM Fitted with a low-level WC, pedestal wash hand basin and walk-in tiled shower. Window and glazed door providing access to the rear garden.

SITTING ROOM A generously proportioned reception room with full-height windows to the front aspect and sliding patio doors opening into the conservatory. Electric fireplace with fitted shelving and alcove fitted cupboards to the side.

CONSERVATORY A spacious conservatory with an impressive ceiling lantern and sliding doors to both sides, enjoying views over the gardens and providing an excellent additional reception area with plenty of natural light.

KITCHEN / BREAKFAST ROOM Fitted with a range of matching wall and base units with work surfaces over incorporating a one-and-a-half bowl sink with drainer and mixer tap. Eye-level double oven and grill, four-ring ceramic induction hob, space for a freestanding fridge/freezer and partly tiled walls. Window overlooking the rear garden, door to the utility room and open plan to the dining room.

DINING ROOM Open plan to the kitchen, with full height windows to the side and front aspect.

UTILITY Fitted with a range of wall and base units with work surfaces incorporating a stainless-steel sink and drainer. Space and plumbing for a washing machine, tumble dryer and wine cooler. Door and window to the rear and cupboard housing the oil-fired boiler.

First Floor

GALLERIED LANDING With loft access, airing/laundry cupboard, double storage cupboard and doors to all bedrooms and the family bathroom. A door leads onto a balcony overlooking the front of the property.

BEDROOM 1 A spacious dual-aspect double bedroom with windows to the side and rear together with a door overlooking the rear garden. Fitted wardrobes and bedroom furniture. En-suite shower room fitted with a low-level WC, pedestal wash hand basin and walk-in tiled shower.

BEDROOM 2 A dual-aspect double bedroom with windows to the side and rear. En-suite shower room comprising a low-level WC, pedestal wash hand basin and walk-in shower.

BEDROOM 3 Double bedroom with two windows to the front aspect.

BEDROOM 4 With window overlooking the rear garden.

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FAMILY BATHROOM Fitted with a freestanding roll-top bath, wash hand basin and low-level WC. Part-panelled walls, airing cupboard housing the immersion heater and window to the rear aspect.

Outside

The property is approached via a private shared driveway providing off-road parking for several vehicles and access to the integral tandem garage. The house stands within mature grounds of approaching 0.64 of an acre, with established trees, hedging and well-stocked gardens providing a good degree of privacy.

The front garden is mainly laid to lawn with mature planting, a timber workshop/store and gated side access leading to the rear. There is detached storage room housing the oil tank and is adjoining a versatile garden room suitable for a variety of uses, including a home office, studio, gym or garden room.

The rear garden features a paved terrace adjoining the house with steps leading to the main lawn, surrounded by mature flower and shrub borders. Beyond is a small shaded copse of woodland with a range of wildflowers. A further driveway runs beneath an archway to the side of the property, where there is an ornamental pond, additional planting and access back to the front of the property.

GARAGE Integral tandem garage with workshop area to the rear, power and lighting connected, up-and-over door and side window. The garage also houses the electrical consumer unit and meter.

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 F. (£3,224.92 per annum)

EPC E.

TENURE Freehold.

CONSTRUCTION TYPE Brick and rendered 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 cylon.es.prowl.output

VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

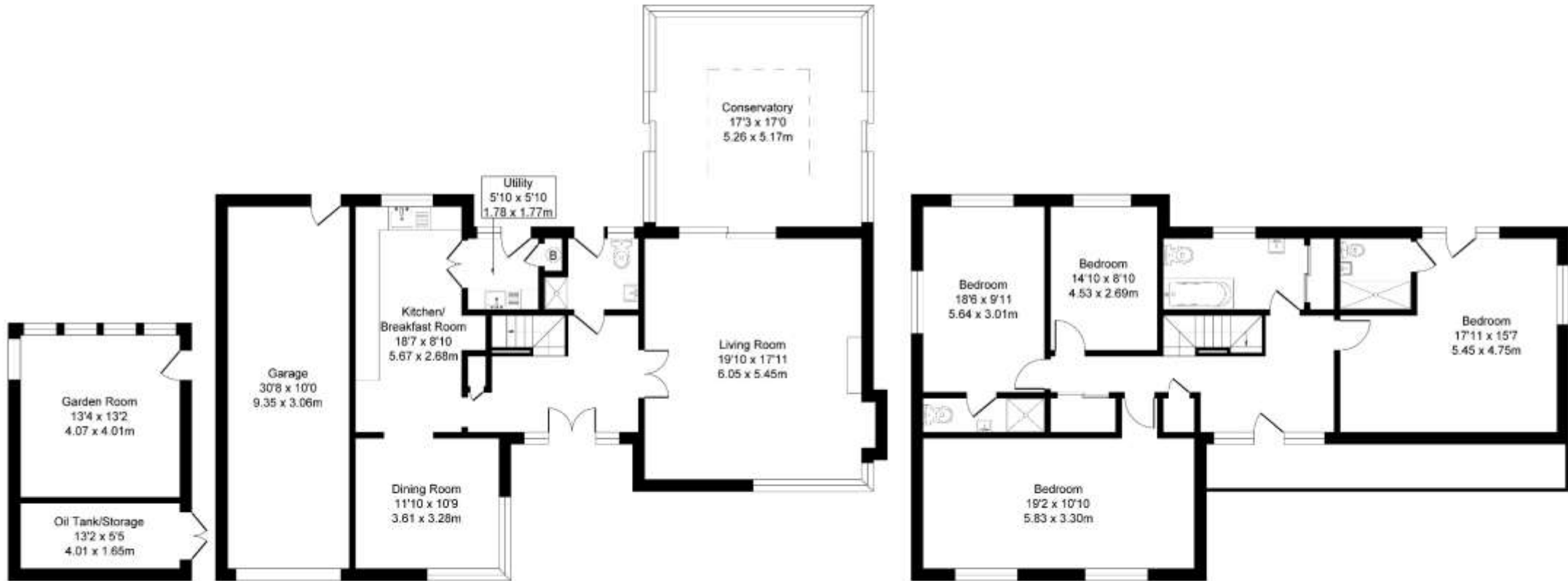


Greenacre, Moulton

Outbuilding
Area: 16.3 m² ... 176 ft²

Ground Floor
Area: 144.5 m² ... 1556 ft²

First Floor
Area: 97.6 m² ... 1051 ft²



Total Area: 258.4 m² ... 2783 ft² (Excluding Garage)
All Measurements are approximate and for display purposes only

