



**Riverside Walk, Moulton**  
**Newmarket, CB8 8WE**  
**£500,000**

**MA**  
Morris Armitage  
01638 560221  
[www.morrisarmitage.co.uk](http://www.morrisarmitage.co.uk)

# Riverside Walk, Newmarket, CB8 8WE

An impressive detached family home in a superb position in this quiet cul de sac with wonderful views over open countryside.

The generous accommodation includes a large living room with open fireplace, a dining room, fitted kitchen /breakfast room, study, cloakroom, four double bedrooms with ensuite to master and a family bathroom.

Outside, there is good sized, private garden with a paved patio, a driveway providing off road parking for several cars that leads to a detached garage.

Viewing is highly recommended.

**Living Room**  
16'10" x 12'9"

Feature fireplace with windows to front and side aspect, french doors leading to rear garden.

**Dining Room**  
13'0" x 11'4"

Window to side aspect

**Kitchen**  
14'8" x 11'7"

Fitted with a range of eye and base level units wit worktop over, Porcelain sink with mixer tap over. Integrated washing machine, dishwasher, wine fridge, fridge/freezer with space for range oven. Window to rear aspect and door leading to rear garden.

**Cloakroom**  
6'2" x 3'10"

Low level WC and pedestel Sink basin.

**Study**  
8'4" x 6'2"

Window to front aspect.

**Bedroom 1**  
16'6" x 12'9"

Built in storage with windows to side and front aspect.

**Ensuite**  
8'2" x 5'5"

Suite comprising of a walk in shower cubicle, WC and a vanity sink unit with storage. Window to side aspect.

**Bedroom 2**  
11'7" x 9'4"

Built in storage, window to rear aspect.

**Bedroom 3**  
12'3" x 9'4"

Built in storage, Velux window to front aspect.

**Bathroom**  
8'6" x 8'1"

Suite comprising of panelled bath, shower cubicle, WC and vanity sink unit with storage.

**Bedroom 4**  
13'4" x 8'2"

Built in storage, window to side aspect.

**Garage**  
16'10" x 7'11"

Single garage with roller door.

**Outside Front**

Large driveway with parking for multiple cars, laid to tarmac with side access to rear garden.

**Outside Rear**

Fully enclosed garden mainly laid to lawn with patioed area leading from french doors. Boarded with mature trees and shrubberies.

**Property Details**

EPC - TBC

Tenure - Freehold

Council Tax Band - E (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 143.4 SQM

Parking – Garage/Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Superfast available

1800Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise likely on all networks

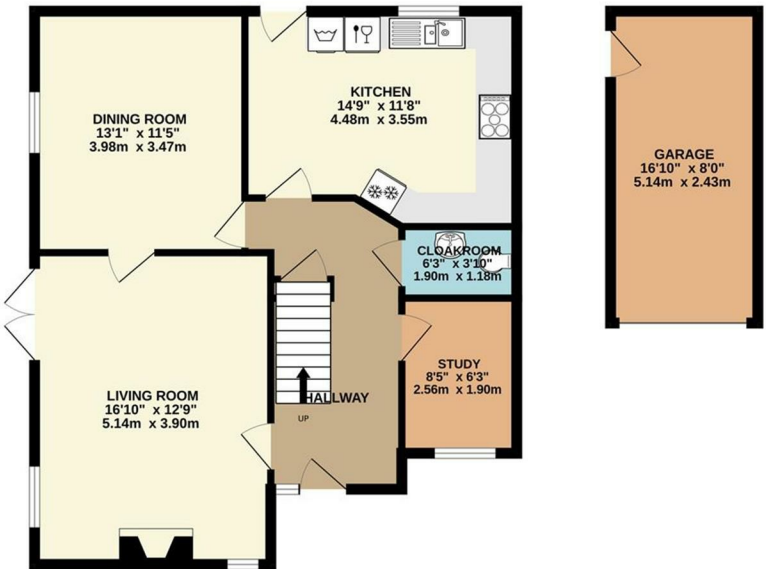
Rights of Way, Easements, Covenants – None that the vendor is aware of

**Location**

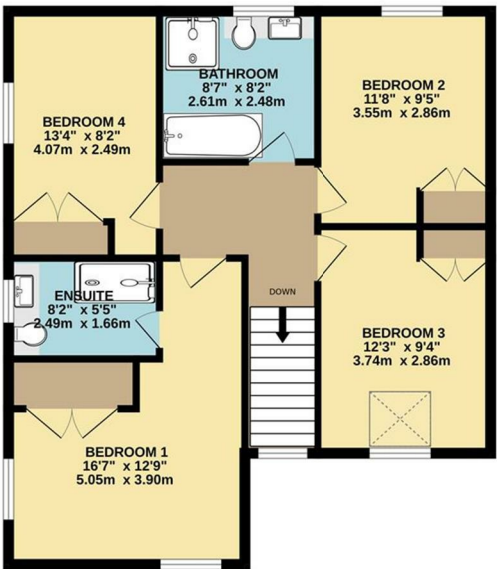
Moulton is an exceptionally highly regarded picturesque village located around 3 miles northwest of Newmarket, Suffolk, known for its charming rural setting and historical significance. The village features a superb village store & Post Office serving food throughout the day, and The Packhorse Inn public house. Amenities include a primary school and community facilities, contributing to a close-knit community atmosphere. Newmarket, famous for its horse racing culture, offers a wider range of shopping, dining, and entertainment options just a short drive away. The village is also conveniently situated about 15 miles from Cambridge and roughly 20 miles from Bury St Edmunds, making it an ideal spot for those seeking a blend of village life and access to larger towns.



GROUND FLOOR  
842 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA : 1543 sq.ft. (143.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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- Quiet Cul-De-Sac
- Large Living Space
- Four Double Bedrooms
- Ensuite
- Ample Parking
- Detached Garage



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

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