



**10 St. Peters Avenue,
Moulton**

**DAVID
BURR**



10 St. Peters Avenue, Moulton, CB8 8SE

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 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.

A well-presented three-bedroom detached bungalow, ideally situated close to the heart of the village and offered for sale with no onward chain. The property enjoys attractive views towards St Peter’s Church, a particularly light sitting room with direct garden access and a well-equipped kitchen/breakfast room. Outside, there is ample off-road parking, a single garage and a south-westerly facing rear garden.

A well-presented three-bedroom detached bungalow with attractive views, a south-westerly garden, ample parking and no onward chain.

ENTRANCE HALL A welcoming entrance hall with access to the principal rooms, loft space and a useful double-width storage cupboard.

SITTING ROOM A particularly light reception room with wooden flooring and a built-in electric fireplace. French doors open onto the rear garden.

KITCHEN / BREAKFAST ROOM Fitted with a range of storage units and work surfaces incorporating a breakfast bar. Integrated appliances include a double oven, four-ring ceramic hob with extractor over and fridge freezer, together with a one-and-a-half bowl sink and drainer. There is plumbing for both a washing machine and dishwasher. There is a further useful storage cupboard, a window and external door to the side, whilst French doors provide direct access to the rear garden.

BEDROOM ONE A well-proportioned double bedroom enjoying an attractive outlook towards St Peter’s Church.

BEDROOM TWO A further double bedroom with similarly attractive views towards the church.

BEDROOM THREE A versatile single bedroom with a side aspect window, equally suited to use as a home office or study.

BATHROOM A well-appointed bathroom comprising a freestanding bath, separate shower enclosure, WC, wash hand basin and heated towel rail. Two obscured windows to the side provide natural light.

Outside

The front garden is predominantly laid to lawn and complemented by established shrubs and small trees. A driveway provides off-road parking for multiple vehicles and leads to the single garage, which has an up-and-over door. A side gate provides access to the rear garden. The south-westerly facing rear garden has a paved terrace providing an ideal setting for outdoor dining and entertaining. Beyond this, the garden is principally laid to lawn and enclosed by mature, well-stocked borders containing a variety of plants, shrubs and fruit trees. A useful storage shed is also provided, together with rear access into the single garage.

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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 D. (£2,346.45 per annum)

EPC E.

TENURE Freehold.

CONSTRUCTION TYPE Traditional Brick Construction

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 famines.supplied.livid

VIEWING Strictly by prior appointment only through DAVID BURR.

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Ground Floor

Approx. 104.6 sq. metres (1126.0 sq. feet)



Total area: approx. 104.6 sq. metres (1126.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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