



Newmarket Road, Moulton, CB8 8QP

**CHEFFINS**

## Newmarket Road

Moulton,  
CB8 8QP

- Individual Extended Detached House
- 2/3 Reception Rooms
- 3/4 Bedrooms - 1 Ensuite
- Exceptional Open Plan Ground Floor Accommodation
- Delightful Established Gardens
- Ground Source Heating
- NO CHAIN

A truly exceptional individual 3/4 bedroom detached property standing in a large plot and with stunning views to the front over open countryside. The property is offered with NO CHAIN and has been sympathetically extended to benefit from a stunning open plan living area at the rear with lantern roof lights and a glazed elevation overlooking the rear garden. Additional features include a further sitting room with a fireplace, a large primary bedroom with an ensuite bathroom, a further first floor bedroom and a shower room and 2 further bedrooms on the ground floor, additional benefits include a private driveway leading to a car port and beautiful established private gardens at the rear.

4 2 2

Offers In Excess Of £580,000





## LOCATION

MOULTON is an attractive unspoilt village with the advantage of a primary school, post office, general store and public house. The busy town of Newmarket is just 3 miles away with numerous schools, a sports centre, swimming pool and theatre.

## ENTRANCE HALL

with a half glazed entrance door, tiled flooring with under floor heating, opening to;

## INNER HALLWAY

open plan with the kitchen with stairs leading to the first floor, fitted glass fronted storage cupboards, tiled flooring with under floor heating.

## SITTING ROOM

with an open fireplace with brick hearth and surround, tiled flooring with under floor heating, bay window to the front aspect.

## BEDROOM 3

with tiled flooring with under floor heating, built-in wardrobes, bay window to the front aspect.

## GROUND FLOOR SHOWER ROOM

with a walk-in shower cubicle, glass hand basin, low level WC, tiled flooring with under floor heating, tiled walls.

## KITCHEN

with a range of fitted base and wall mounted cupboard with worktops, integrated eye level oven and grill, 4 ring ceramic hob with extractor hood over, tiled flooring with under floor heating, opening leading to;

## LIVING AREA

a truly outstanding room with tiled flooring with under floor heating, lantern roof light and glazed elevation to the rear with doors opening onto the garden.

## BEDROOM 4/STUDY

with a vaulted ceiling with velux roof light, tiled flooring with under floor heating, opening leading to;

## UTILITY/PLANT ROOM/WC

with a low level WC, hand basin, tiled flooring, velux window and ground source heating system.

## FIRST FLOOR

## LANDING

with wood flooring with under floor heating.

## BEDROOM 1

a stunning double aspect room with wood flooring with under floor heating, window to the front aspect with views over open farmland, sliding door to the rear overlooking the rear garden, eaves storage cupboard, feature chimney breast.

## ENSUITE SHOWER ROOM

with a large shower cubicle, twin hand basin, low level WC, bidet, tiled flooring with under floor heating.

## BEDROOM 2

with wood flooring with under floor heating, window to the front elevation.

## OUTSIDE

To the front of the property is a block paved driveway with parking for several vehicles and an established hedge boundary to the front and side.

Access to the left hand side leads to a CAR PORT with electrically operated metal up and over door to the front.

To the rear of the property are truly stunning South facing gardens laid to lawn and with a wealth of established trees and shrubs, paved patio areas and a large outbuilding/summerhouse incorporating a cloakroom with a low level WC and a hand basin with hot and cold water taps.

## SALES AGENTS NOTES

Please note the photos shown where taken prior to the vendor moving out of the property.

For more information on this property, please refer to the Material Information Brochure on our website.












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

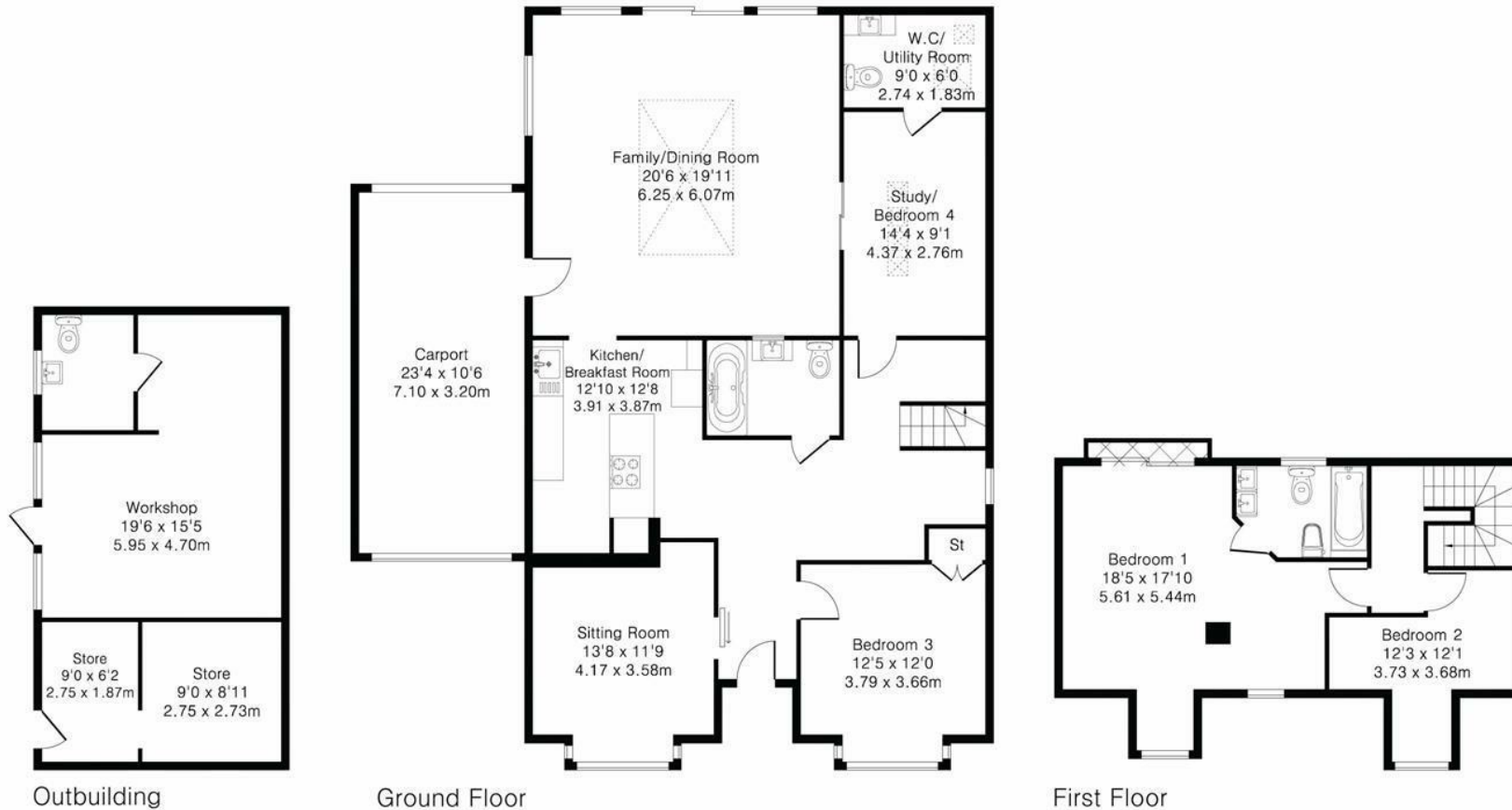


Offers In Excess Of £580,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - West Suffolk





Approximate Gross Internal Area 2252 sq ft – 209 sq m  
 Ground Floor Area 1355 sq ft – 126 sq m  
 First Floor Area 453 sq ft – 42 sq m  
 Outbuilding Area 444 sq ft – 41 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.