



Ashton Gate
Bridge Street, Moulton, Suffolk

**DAVID
BURR**



Ashton Gate, Bridge Street, Moulton, Newmarket, Suffolk, CB8 8SP

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 spacious detached bungalow is situated in a quiet tucked away location in the heart of one of the area’s most sought after villages. The property offers a flexible layout and sits within enclosed gardens with ample parking and a garage, all just a short walk to local amenities.

A spacious detached bungalow in the heart of the village with parking and a garage.

Entrance into:

ENTRANCE HALL A spacious and welcoming area with airing cupboard and cloaks cupboard.

SITTING ROOM A light, double aspect room with feature fireplace and outlook to the front.

KITCHEN Extensively fitted with a range of units under worktops with a 1½ bowl stainless steel sink and drainer inset. Appliances include a double oven and 4 ring hob, plumbing for a washing machine and dishwasher, space for a fridge freezer and boiler serving radiators. An archway leads through to the:

DINING ROOM With outlook to the front aspect.

BREAKFAST ROOM A lovely light room with double doors opening to the garden.

SHOWER ROOM Fitted with a white WC, wash basin and tiled shower cubicle.

BEDROOM 1 Double aspect with French doors opening to the garden and featuring an **En-Suite Wet Room** with WC, wash basin and shower.

BEDROOM 2 Outlook over the rear garden.

BEDROOM 3 Outlook to the front aspect.

BATHROOM Fitted with a white WC, wash basin, bath and shower attachment.

Outside

The property is situated in a quiet tucked away location approached via a gravel driveway providing parking for several vehicles leading to the **SINGLE GARAGE** with up and over door. The rear gardens are an asset to the property with extensively paved terraces leading to the lawn flanked by mature beds and borders, a garden shed and summer house and a personal gate leading to the rear.

PLEASE NOTE – The fence to the front of the property will be moved to the left-hand corner, increasing the parking area to the front and the left hand rear fence will be moved, also increasing the rear garden size, all prior to completion.

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NOTE: The purchaser is required to build a new garden room, replacing the existing structure within 12 months of completion. For further details contact our Newmarket office or visit West Suffolk's planning portal ref DC/23/0211/FUL

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.

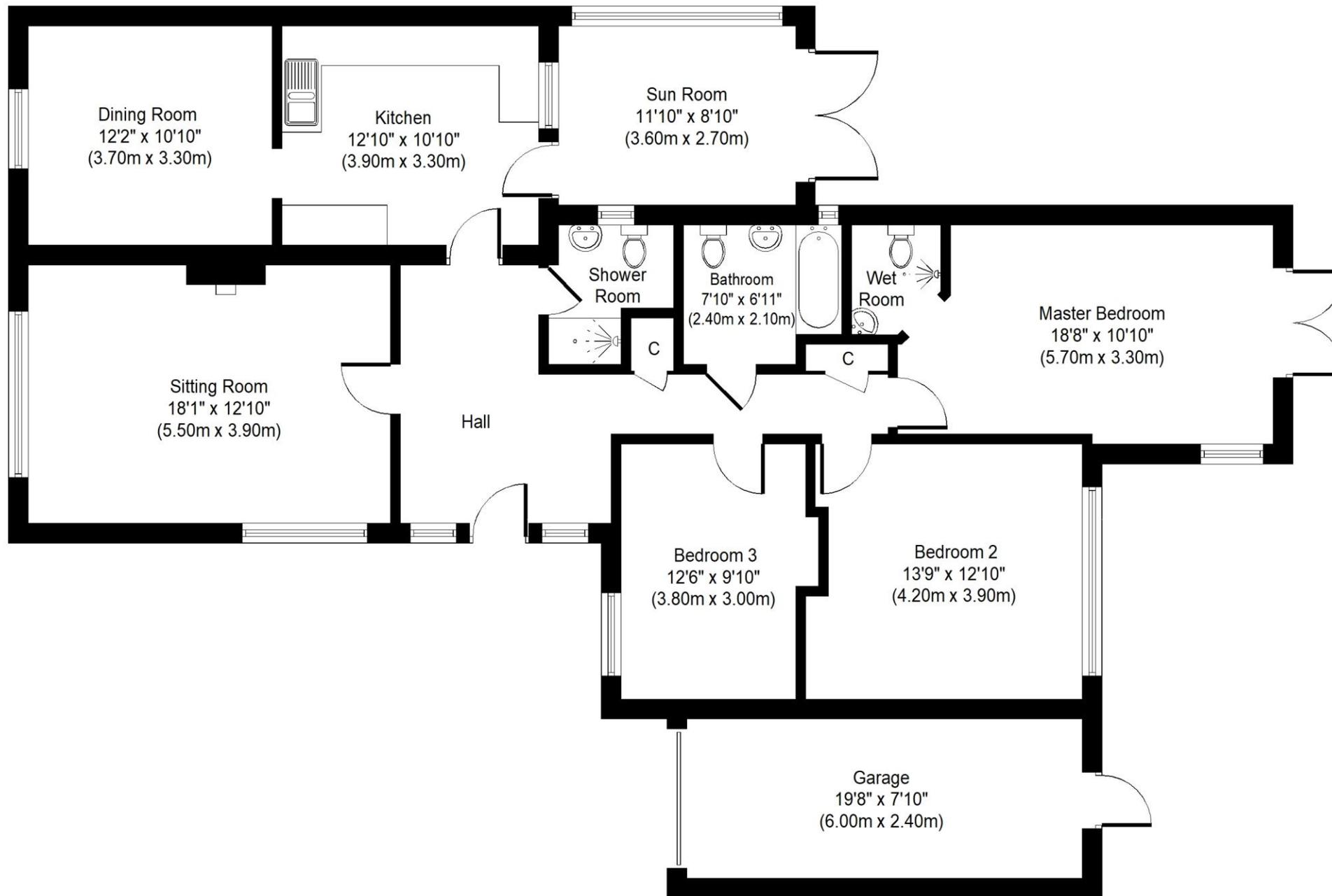
COUNCIL TAX BAND E. (£2,728.78 per annum)

EPC E.

TENURE Freehold.

WHAT3WORDS boats.dynamic.centuries





Approximate Floor Area
1629 Sq. ft.
(151.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.