



Benefield Road, Moulton, CB8 8SW

**CHEFFINS**



## Benefield Road

Moulton,  
CB8 8SW

A delightful house nestled in the picturesque village of Moulton. The property benefits from a stunning kitchen/breakfast room with bi-fold doors leading to the garden, a separate utility room, 3 bedrooms, ground floor shower room and first floor bathroom. Further features include off road parking, a garage for storage, oil fired central heating and enclosed rear garden with stunning countryside views. EPC: D, Council Tax Band: B. Available late August 2025.

### 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.

3 2 2

**£1,800 PCM**





## Entrance Hall

with solid engineered oak floor, staircase to first floor.

## Sitting Room

with solid engineered oak floor, open fireplace with, radiator.

## Study

with solid engineered oak floor, window to front aspect, radiator.

## Kitchen / Breakfast Room

a superb fitted kitchen/breakfast room with solid Silestone worktops, antique mirrored splashback, integrated fridge, freezer and dishwasher, double Belfast sink, 2 integrated ovens, 5 ring induction hob, external duct extractor fan, central island, roof lantern, bi-fold doors to garden, underfloor heating.

## Utility Room

with solid oak worktops, space and plumbing for washing machine and tumble dryer.

## Rear Hallway

with door to garden.

## Shower Room

with underfloor heating, Limestone windowsills, Heritage furniture including low level WC, pedestal handbasin, enclosed shower cubicle, window.

## First Floor

## Stairs and Landing

### Bedroom 1

with radiator, window to front aspect.

### Bedroom 2

with radiator, window to rear aspect.

### Bedroom 3

with radiator, window to front aspect.

## Bathroom

with low level WC, panelled bath with fitted shower and glass screen, sink in vanity unit, radiator, underfloor heating, window to rear aspect.

## OUTSIDE

Enclosed rear garden with views over open countryside, patio area, established trees.

To the front of the property there is off road parking and a garage for storage.

## Letting Agents Notes

Deposit - £2076.00

Holding Deposit - £415.00

Square Footage - 1280.92



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

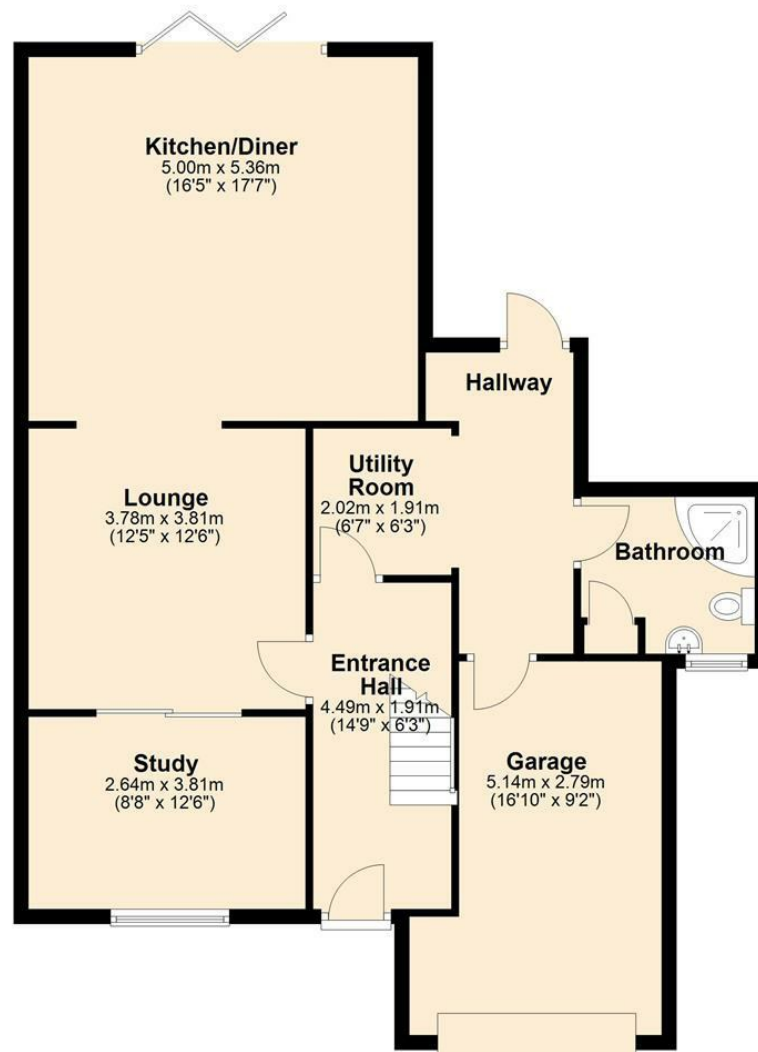
£1,800 PCM

Council Tax Band - B

Local Authority - West Suffolk Council

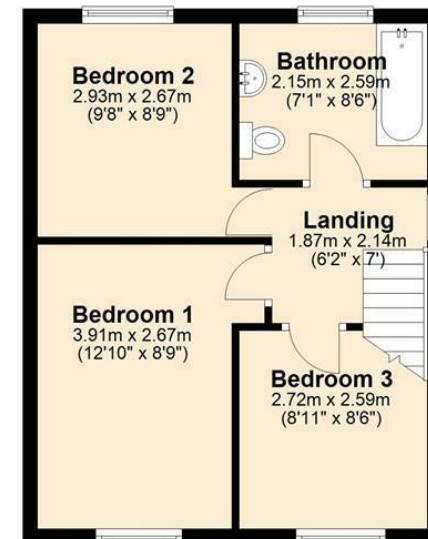
## Ground Floor

Approx. 93.5 sq. metres (1006.1 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 130.7 sq. metres (1406.5 sq. feet)

### Agents note:

[For more information on this property please refer to the Material Information Brochure on our website.](#)

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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.



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