



Newmarket Road, Moulton, CB8 8SS

CHEFFINS

Newmarket Road

Moulton,
CB8 8SS

An exceptional individual detached chalet style home situated in a sought after location with views to the front over Moulton Paddocks. The property is superbly presented throughout and benefits from a double aspect living room with a wood burner effect stove, a well equipped modern fitted kitchen/breakfast room and 3 bedrooms and a bathroom on the ground floor. Additional features include 2 further double bedrooms with ensuites on the first floor, attractive gardens, a garage and a self-contained studio/garden room. EPC: E, Council Tax Band: D.

LOCATION

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

5 3 2

£2,200 PCM





ENTRANCE HALL

with stairs leading to the first floor, travertine tiled flooring.

LIVING/DINING ROOM

A substantial double aspect room with a fireplace with a wood burner effect stove.

KITCHEN/BREAKFAST ROOM

A part vaulted room with a range of fitted base and wall mounted cupboards, freestanding Range inset to recess with extractor hood over, integrated eye level oven and grill, 4 ring ceramic hob, centre island with oak worktop, integrated sink with mixer tap and breakfast bar, integrated dishwasher, fridge and freezer, Karndean wood effect flooring, part glazed door leading to the rear courtyard.

BEDROOM 3

with a pair of French doors leading to the rear garden.

BEDROOM 4

with aspect over the rear garden.

BEDROOM 5/STUDY

BATHROOM

with a bath with shower over, hand basin, concealed cistern low level WC, tiled walls and flooring.

FIRST FLOOR

LANDING

with velux window.

BEDROOM 1

with a window seat with an attractive aspect over Moulton Paddocks to the front, built in wardrobe and sloping ceilings.

ENSUITE SHOWER ROOM

with a tiled shower area, hand basin, concealed cistern low level WC, tiled walls and flooring.

BEDROOM 2

with a built-in wardrobe, sloping ceilings.

ENSUITE SHOWER ROOM

with a tiled shower area, hand basin, concealed cistern low level WC, tiled walls and flooring.

OUTSIDE

The property is set back from the road with a long shingled driveway, an attractive front garden area laid to lawn with a wealth of established shrubs and a mature hedge boundary to the front.

Gated side access leads to a private South East facing rear garden laid to lawn with raised flower borders, paved patio and seating area, an attractive Magnolia tree, raised timber decking and a covered area to the side. Located in the garden is an attractive wood framed STUDIO/GARDEN ROOM with a pair of french doors opening onto a veranda with timber decking and a covered canopy with integral lighting, adjoining timber framed storage shed and a log store.

GARAGE

with an electrically operated roller shutter door to the front, 4 velux windows, rear door to shed and attic storage space.

Letting Agents Notes

Deposit - £2884.00

Holding Deposit - £576.00

Property Type - Detached House

Property Construction - Brick and tiled roof

Number & Types of Room - Please refer to the floorplan

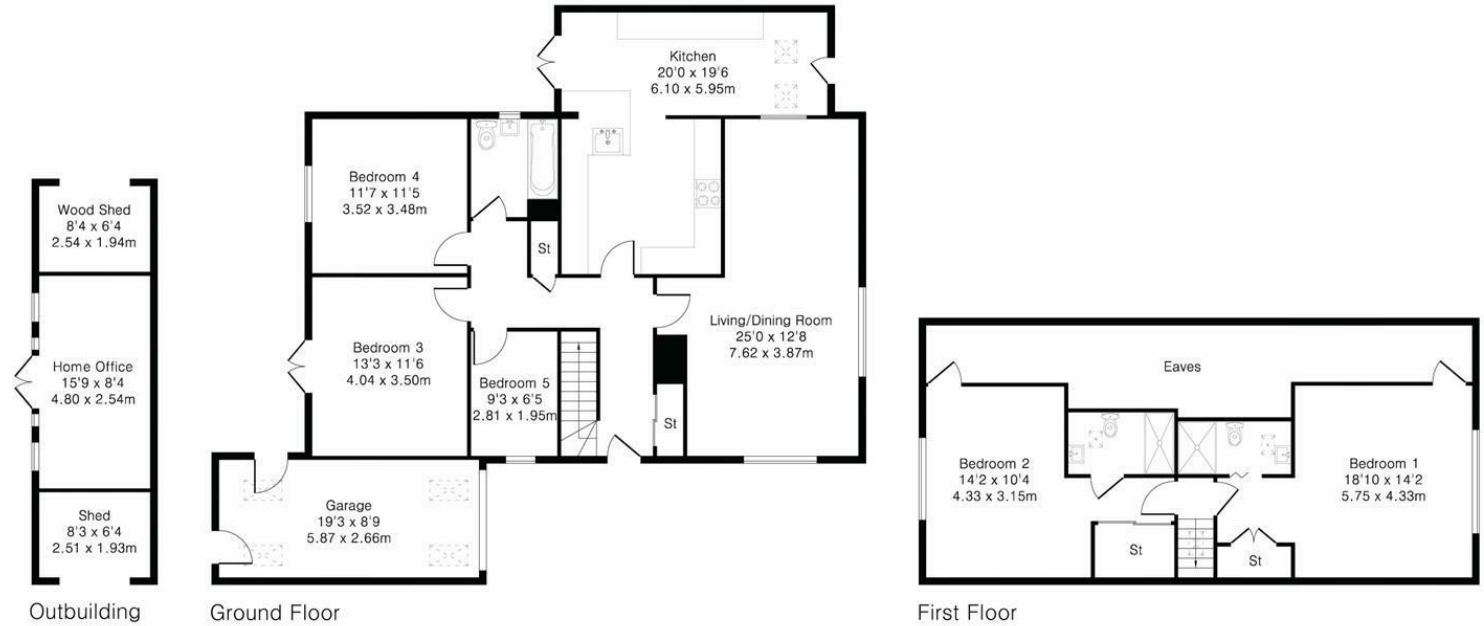
For more information on this property please refer to the Material Information brochure on our Website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	49	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£2,200 PCM
Council Tax Band – D
Local Authority – West Suffolk

Approximate Gross Internal Area 2000 sq ft – 186 sq m
Ground Floor Area 1227 sq ft – 114 sq m
First Floor Area 534 sq ft – 50 sq m
Garage Area 168 sq ft – 16 sq m
Outbuilding Area 239 sq ft – 22 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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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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