



Benefield Road, Moulton, CB8 8SW

CHEFFINS

Benefield Road

Moulton,
CB8 8SW

- Extended Semi-Detached House
- 4 Bedrooms
- Fitted Kitchen/Breakfast Room
- Sitting/Dining Room
- Excellent Presentation
- Superb Large Garden
- Off Road Parking
- Views to the rear over Farmland
- NO CHAIN

An extended 4 bedroom semi-detached house situated at the head of an established cul-de-sac with a large garden and attractive views to the rear over farmland. The property is offered with NO CHAIN and benefits from a double aspect sitting/dining room, a well equipped fitted kitchen/breakfast room and 4 bedrooms and a bathroom on the first floor. Additional features include a superb rear garden with countryside views and a driveway providing off-road parking. Viewing Recommended.

4 2 1

Guide Price £420,000





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 part glazed entrance door, stairs leading to the first floor, under stair storage cupboard, tiled flooring, window to the side aspect.

SITTING/DINING ROOM

22'3" x 12'5"

with an open fireplace with ornate grate and surround, granite hearth, oak wood flooring, 2 radiators, window to the front aspect and a pair of French doors leading to the rear garden.

UTILITY ROOM/WC

6'3" x 4'3"

with low level WC, stainless steel sink unit with mixer tap, worktops and tiled splashbacks, fitted base unit, space and plumbing for washing machine, tiled flooring, radiator, recessed ceiling spotlights.

KITCHEN/BREAKFAST ROOM

14'6" x 8'10"

with a modern fitted kitchen comprising 1.5 bowl stainless steel sink unit and drainer with mixer tap, range of fitted base and wall mounted cupboards, worktops and upstands, integrated Siemens eye level oven and grill and microwave oven combination, Siemens 5 ring induction hob with glass splashbacks and stainless steel and glass extractor hood over, integrated dishwasher, tiled flooring, breakfast bar, windows to the front and rear aspects, half glazed door leading to the side garden.

FIRST FLOOR**LANDING**

with access to the roof space.

BEDROOM 1

14'7" x 9'0"

with access to the roof space, radiator, windows to the front and rear aspects.

BEDROOM 2

12'5" x 8'7"

with 2 built-in cupboard, radiator, window to the front aspect.

BEDROOM 3

11'1" (12'3" max) x 9'4"

with a radiator, window to the rear aspect.

BEDROOM 4

8'9" x 8'5"

with a radiator, window to the front aspect.

BATHROOM

with bath with mixer tap and shower over, pedestal hand basin with mixer tap, low level WC, tiled walls and flooring, extractor fan, window to the rear aspect.

OUTSIDE

To the front of the property is a driveway with parking for several vehicles and an open plan garden laid to lawn.

A pedestrian side gate access leads to a large side and rear garden laid to lawn with established trees, hedge borders and a paved patio area.

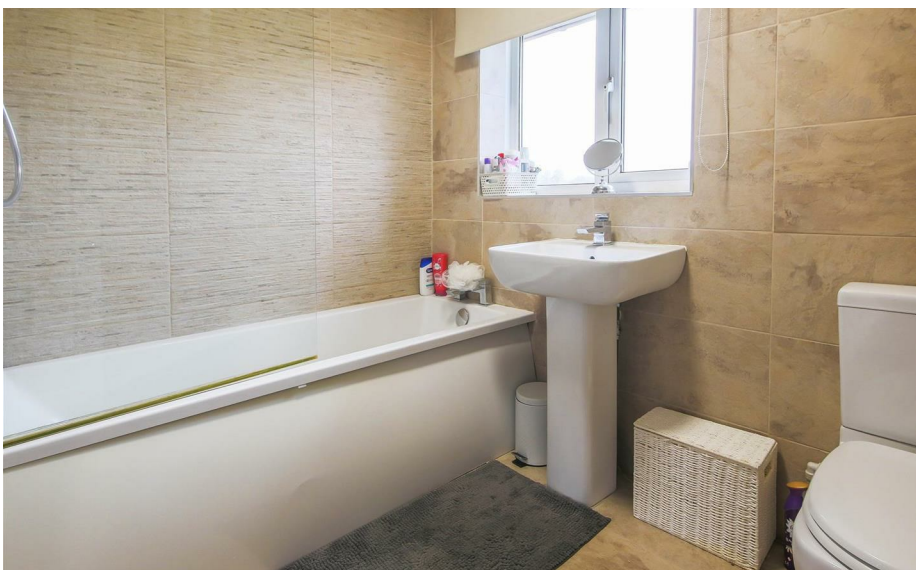
SALES AGENTS NOTES


Prior approval (now expired) for a single storey rear extension which extends beyond the rear wall of the original house by 6 metres with a maximum height of 3.8 metres and a height of 2.7 metres to the eaves

DC/17/2180/HPA | (18-10-2017)

Please note the vendor of the property is a current employee of Cheffins.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

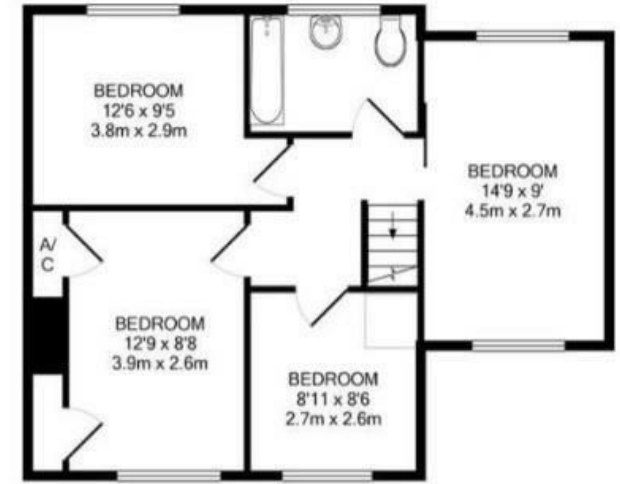
Guide Price £420,000
 Tenure – Freehold
 Council Tax Band – C
 Local Authority – West Suffolk







GROUND FLOOR
APPROX. FLOOR
AREA 544 SQ. FT.
(50.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 543 SQ. FT.
(50.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1087 SQ. FT. (101.0 SQ. M.)
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For more information on this property please refer to the [Material Information Brochure](#) on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Black Bear Court High Street, Newmarket, CB8 9AF | 01638 663228 | cheffins.co.uk

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.

