



Dalham Road, Moulton, CB8 8SB

CHEFFINS

Dalham Road

Moulton,
CB8 8SB

- Detached Bungalow
- 4 Bedrooms
- Open Plan Living/Garden Room
- Kitchen/Dining Room
- Enclosed Rear Garden
- Driveway, Carport and Garage

A detached 4 bedroom bungalow situated in the highly sought after and well served village of Moulton. The property is well presented and benefits from an open plan living room/garden room, an open plan kitchen/dining room, 3 bedrooms at the front of the property and a guest room with ensuite to the rear. Outside features a good sized rear garden and a large driveway to the front with a carport and a garage.

4 2 2

Guide Price £425,000





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 an entrance door with glazed side screen, hand rails, access to the loft space.

LIVING ROOM

Open plan to the garden room and dining room with a feature brick arched wall and a wood burning stove.

GARDEN ROOM

with a window to the side aspect and double glazed French doors opening onto the rear garden.

DINING ROOM

open plan feel with the kitchen with a window to the rear aspect overlooking the garden.

KITCHEN

with base and wall mounted units, worktops and upstands, stainless steel sink, induction hob, eye level oven and grill, large electric boiler, fuse box, 2 storage cupboards, window and door into side lobby/utility area.

UTILITY ROOM/SIDE LOBBY

with power and lighting, space and plumbing for washing machine, windows to side and rear aspects, door to front.

GUEST BEDROOM/BEDROOM 4

A double aspect room with windows to the rear and side aspects.

ENSUITE SHOWER ROOM

with a comfort level WC, wash hand basin with vanity storage below, shower cubicle, chrome heated towel rail.

BEDROOM 1

with built-in wardrobes, window to the front aspect.

BEDROOM 2

with a window to the front aspect.

BEDROOM 3

with a window to the side aspect, shelving.

SHOWER ROOM

with a comfort level WC, wash hand basin with vanity storage below, large walk-in shower cubicle with electric shower, spotlights to ceiling.

OUTSIDE

To the front of the property is a large shingled driveway with flower and shrub borders. Gated access leads to a covered side area with access into the side lobby/utility room.

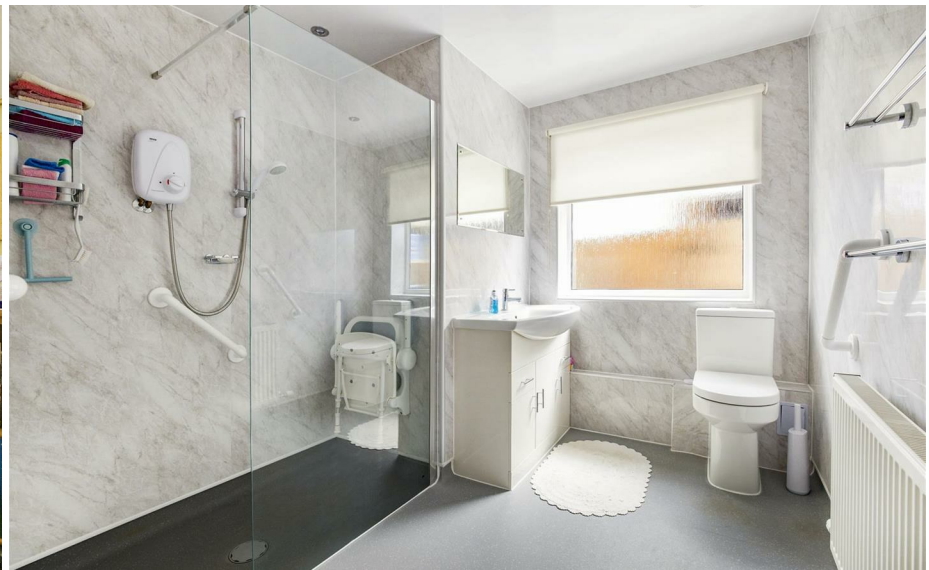
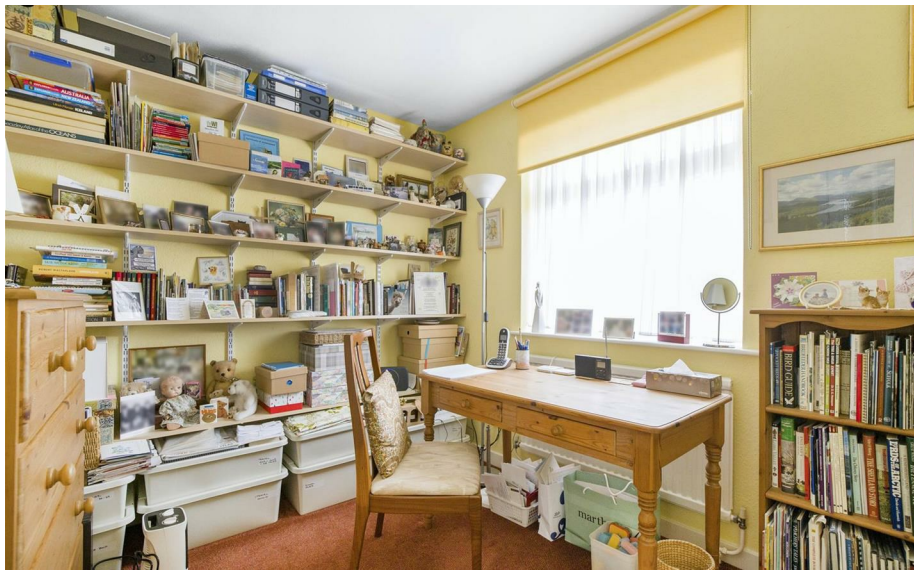
To the rear of the property is a generous sized garden mainly laid to lawn overlooking fields in the distance, flowers, trees and shrubs, hedgerows, paved seating area and paved steps leading from the garden room and a timber built shed.

CAR PORT

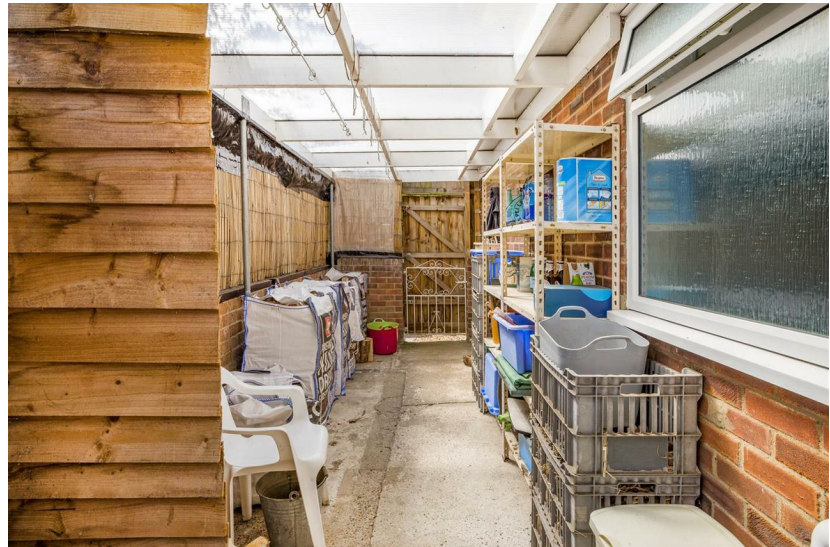
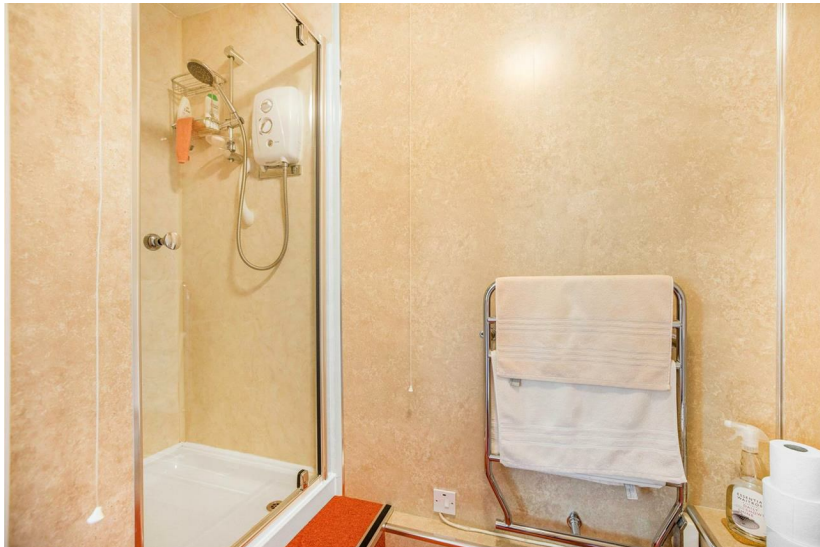
with a hardstanding parking area and access to the GARAGE.

SALES AGENTS NOTES

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



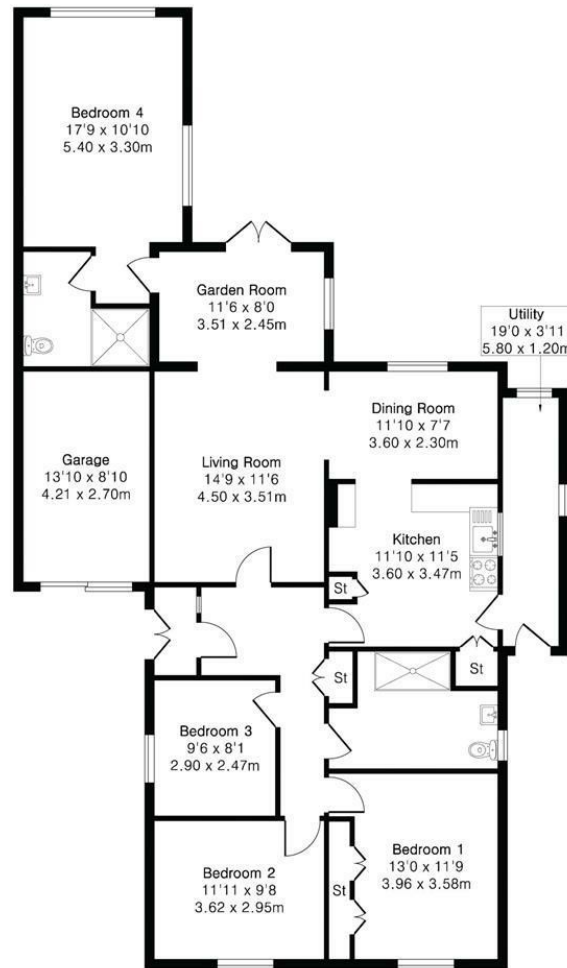
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Guide Price £425,000
 Tenure - Freehold
 Council Tax Band - D
 Local Authority - West Suffolk



Approximate Gross Internal Area 1417 sq ft - 132 sq m
Garage Area 130 sq ft - 12 sq m



Ground Floor

Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

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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.

