Riverside Walk, Moulton, CB8 8WE

CHEFFINS

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Riverside Walk

Moulton,
CB8 8WE

4 2 3

Guide Price £500,000

- Detached Family Home
- 4 Bedrooms - 1 Ensuite
- 3 Reception Rooms
- Views over open Countryside
- Generous Corner Plot
- Garage & Driveway
- Sought After Village Location

A spacious 4 bedroom detached family home situated in a generous corner plot in a quiet but central village location within a short walk of village amenities and recreational playing fields. The property enjoys well presented living accommodation, off-road parking and a garage.

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 entrance door, tiled flooring, stairs to the first floor and an under stairs storage cupboard.

LIVING ROOM
A generous dual aspect reception room with a cast iron fireplace with stone mantle and tiled hearth, French doors leading to the outside terrace.

DINING ROOM
Another generous reception room with outlook over the garden.

KITCHEN
with a range of wall and base mounted units with solid worktop over, 1.5 bowl ceramic sink, integrated appliances include a fridge/freezer, dishwasher, washing machine, wine cooler, Rangemaster cooker with extractor hood over, a window overlooking open countryside to the side aspect and door leading outside.

CLOAKROOM
with a low level WC, wash hand basin, tiled walls and flooring.

STUDY
with a window to the front aspect.

FIRST FLOOR

LANDING
A spacious landing with access to loft space and a large airing cupboard.

BEDROOM 1
A generous dual aspect double bedroom with a built-in wardrobe.

ENSUITE SHOWER ROOM
with a tiled shower cubicle, vanity wash hand basin, low level WC, heated towel rail, tiled walls and flooring.

BEDROOM 2
A further double bedroom with a built-in wardrobe and a window overlooking the garden.

BEDROOM 3
A further double bedroom with outlook across open countryside and a built-in wardrobe.

BEDROOM 4
with built-in wardrobe, window to the front aspect.

FAMILY BATHROOM
A stylish bathroom comprising a panelled bath with shower over, separate tiled shower cubicle, vanity wash hand basin, low level WC, heated towel rail, tiled walls and flooring.

OUTSIDE
The front of the property is approached via a driveway providing parking for multiple vehicles and leading to the garage and side gate access.

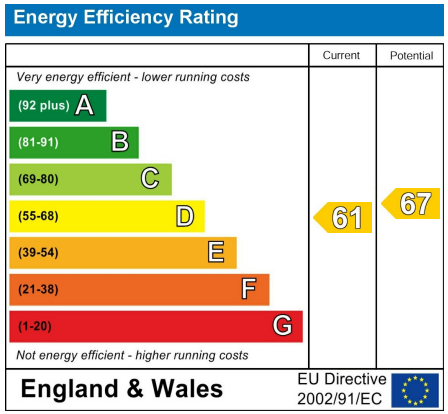
The generous corner plot provides laid to lawn gardens with a large al fresco dining terrace and a raised patio area with a steel pergola over. To the side of the property is a further paved area providing storage for bins, a log store and the oil tank.

GARAGE
with up and over door, light and power, pedestrian door to garden.

SALES AGENTS NOTES
Please note there is management company for the development, we are advised an initial payment of £60 is required for the communal area (children's park) to be maintained and there is no annual fee currently charged.

To conform with government Money Laundering Regulations 2019 (as amended), we are required to confirm the identity of all prospective buyers. We will need the full name, date of birth and current address of all buyers along with ID and proof of address. As this is a third-party listing, the third party will also need to complete their own due diligence to comply with the Regulations and for this, they have advised they will charge a non-refundable fee of £45+ VAT per person. We are unable to advertise a property or issue a memorandum of sale until these checks are complete.

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



Guide Price £500,000
Tenure - Freehold
Council Tax Band - E
Local Authority - West Suffolk

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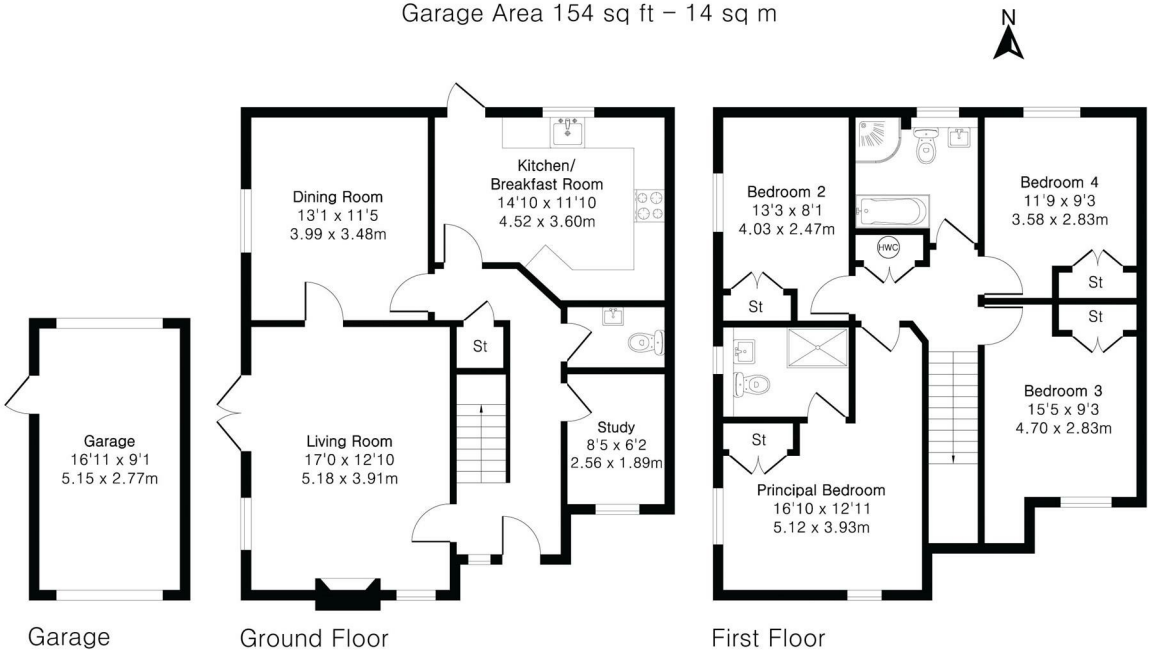
Approximate Gross Internal Area 1510 sq ft - 141 sq m
(Excluding Garage)
Ground Floor Area 760 sq ft – 71 sq m
First Floor Area 750 sq ft – 70 sq m
Garage Area 154 sq ft – 14 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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: 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.

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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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