



11a Newmarket Road
Moulton, Suffolk

DAVID
BURR



11a Newmarket Road, Moulton, Suffolk CB8 8SS

Moulton is situated near the border of Suffolk and Cambridgeshire, about 3 ½ miles east of the world renowned racing town of Newmarket and 11 miles west of Bury St Edmunds. The river Kennett flows through the village and is spanned by a 15th Century “pack horse” bridge. Moulton is a thriving village with a community Hall, Post Office and shop, recreational facilities and a reputable public house/restaurant.

A deceptively spacious and idyllically positioned three-bedroom detached bungalow located in the heart of Moulton village. The well-proportioned accommodation requires cosmetic modernisation and has naturally been priced accordingly. The property consists of an entrance hall, sitting room, kitchen/dining room, conservatory, three double sized bedrooms and a bathroom. Externally offering a driveway, single garage and wonderfully established gardens.

A three-bedroom detached bungalow in Moulton requiring modernisation.

ENTRANCE HALL Initially entering through an entrance porch and then to the entrance hall with fitted storage.

SITTING ROOM With an electric fireplace and window to side aspect.

KITCHEN / DINING ROOM A large and open space with fitted kitchen units and drawers with worktops over and a double sink and drainer. Space for appliances, ample dining space and a bay window to rear aspect.

CONSERVATORY With an east-facing aspect benefitting from the morning sun.

BEDROOM 1 Windows to front and rear aspects.

BEDROOM 2 Window to front aspect.

BEDROOM 3 Window to side aspect.

BATHROOM Extensively tiled and currently a wet-room with a shower, wash hand basin, heated towel rail and WC. Fitted airing cupboard and two windows to side aspect.

Outside

The front aspect enjoys driveway parking for two vehicles and access to the **SINGLE GARAGE** with the rest of the front area being mainly lawned with established hedging, shrubs and trees. The rear garden is also predominately lawned with a paved terrace and a wonderful selection of mature shrubs, plants and trees.

SERVICES Oil fired central heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND D.

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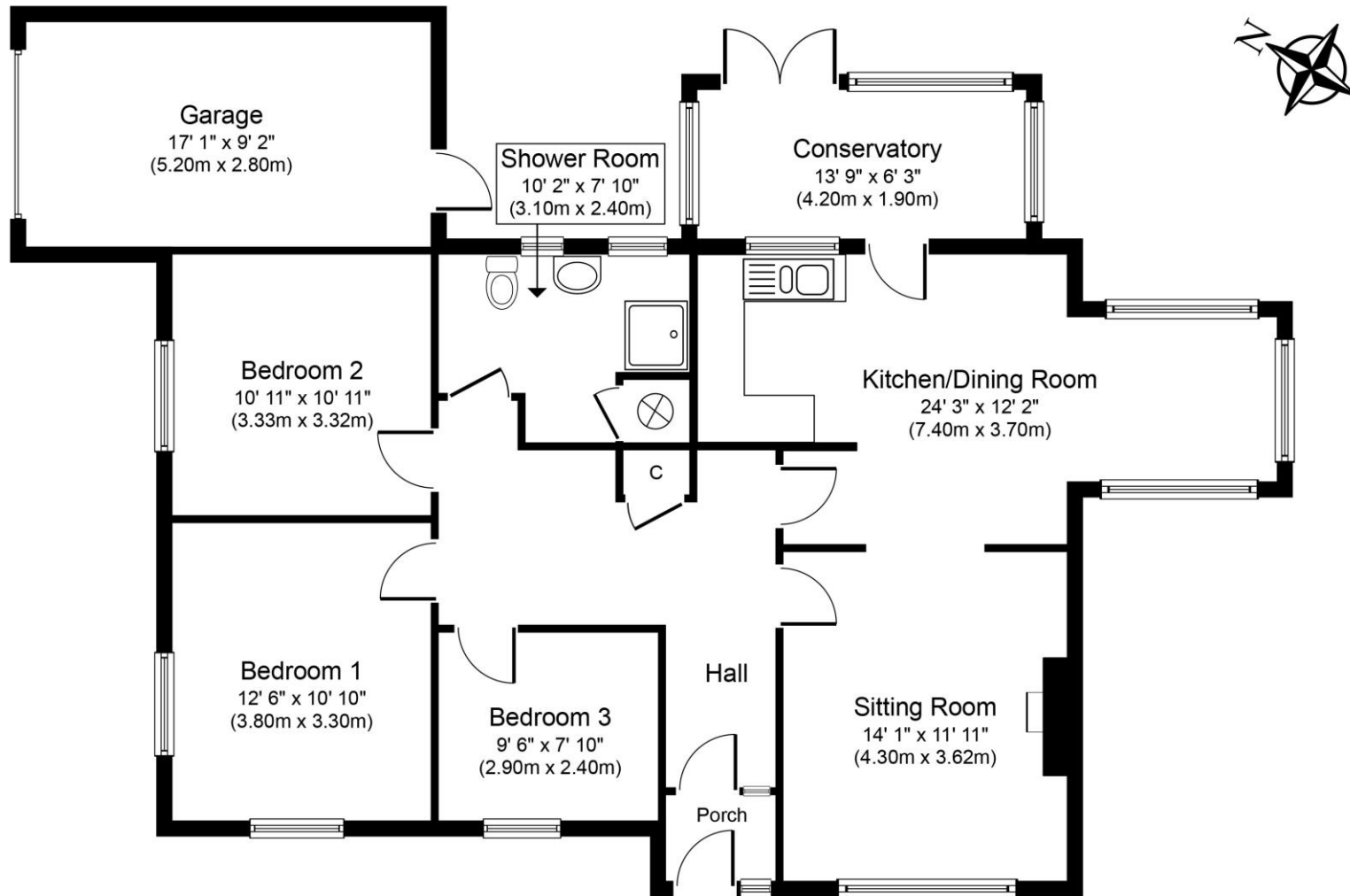
TENURE Freehold.

EPC E.

WHAT3WORDS sprint.mugs.dancer

VIEWING by prior appointment only through David Burr estate agents.





Approximate Floor Area
1,249 sq. ft.
(116.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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