



**6 Riverside Walk  
Moulton**

**DAVID  
BURR**





## 6 Riverside Walk, Moulton, Newmarket CB8 8WE

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.

An imposing and well-presented four-bedroom detached house measuring in excess of 1,600 sq.ft of accommodation in the vastly popular Suffolk village of Moulton with countryside views. The property offers spacious rooms throughout including an entrance hall, sitting room, kitchen/dining room, study, cloakroom, four double sized bedrooms and two bathrooms. Externally enjoying driveway parking, a single garage and well-presented gardens.

### A spacious four-bedroom detached home in Moulton measuring over 1,600 sq.ft of accommodation.

**ENTRANCE HALL** Door to front aspect and understairs storage.

**SITTING ROOM** With an inset woodburning stove, window to front aspect and French doors leading to the rear garden.

**KITCHEN / DINING ROOM** A stylishly fitted kitchen with fitted units and drawers with an inset double sink and drainer. Integrated appliances include a double oven and hob with further space and plumbing for appliances. Tiled floor, ample dining space, window to front aspect, door to side and French doors leading to the rear garden.

**STUDY** French doors leading to the rear garden.

**CLOAKROOM** Wash hand basin, WC and heated towel rail.

#### First Floor

**LANDING** Window to front aspect, fitted storage, an airing cupboard and stairs rising from the ground floor.

**MASTER BEDROOM** French doors leading to the **BALCONY**, fitted wardrobes and an **ENSUITE** which is extensively tiled with a double sized shower cubicle, his-and-hers vanity sink units, WC, heated towel rail and window to side aspect.

**BEDROOM 2** Fitted wardrobe and window to rear aspect.

**BEDROOM 3** Window to rear aspect and fitted wardrobe.

**BEDROOM 4** Window to front aspect and fitted storage.

**BATHROOM** Extensively tiled with a bath and shower over, wash hand basin, WC, heated towel rail and window to front aspect.

#### Outside

The property is approached via the driveway that offers parking for several vehicles and access to the **SINGLE GARAGE**. The rear garden is predominately lawned with a paved terrace, decked area and a wonderful selection of established shrubs and plants.



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**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** E.

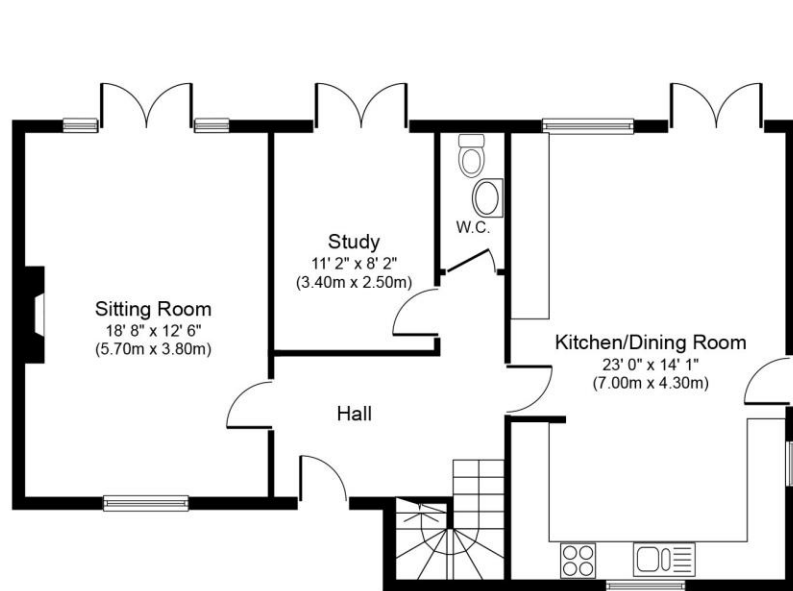
**TENURE** Freehold.

**WHAT3WORDS** provoking.terminology.trips

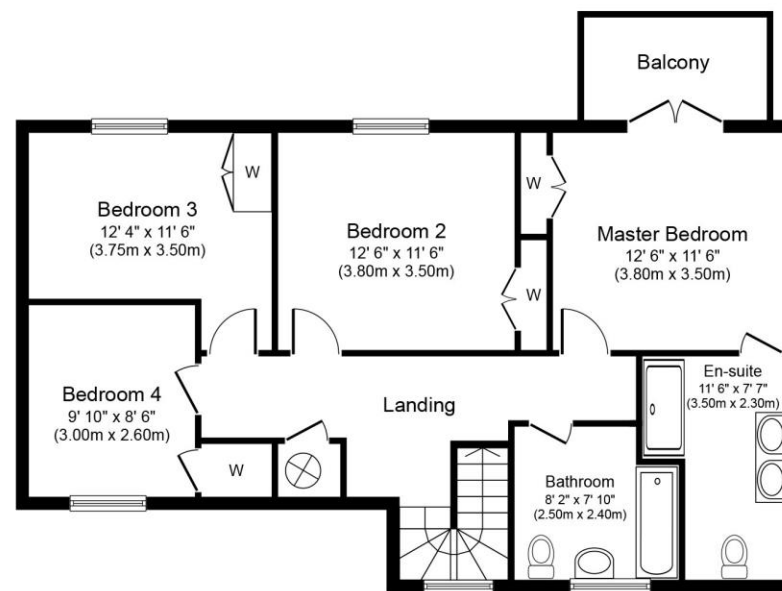
**EPC** D.

**VIEWING** by prior appointment only through David Burr estate agents.

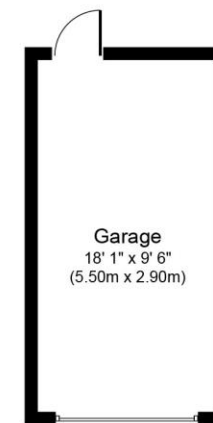




**Ground Floor**  
**Approximate Floor Area**  
**815 sq. ft.**  
**(75.8 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**815 sq. ft.**  
**(75.8 sq. m.)**



**Garage**  
**Approximate Floor Area**  
**167 sq. ft.**  
**(15.5 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



