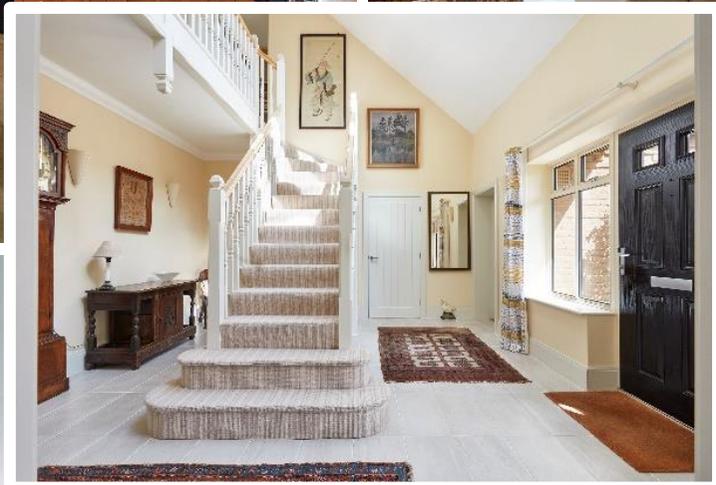




**8 Newmarket Road  
Moulton, Suffolk**

**DAVID  
BURR**



# 8 Newmarket Road, Moulton, Newmarket, 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.

This unique detached 4,000 sq.ft modern property is situated in one of the area’s most sought after villages, backing onto open countryside. The property offers impressive well-proportioned living accommodation finished to an exceptional standard including five En-Suite bedrooms and sits within mature gardens with ample parking and a double garage.

## A unique and individual 4,000 sq.ft detached modern home in a popular village location.

### Ground Floor

**ENTRANCE HALL** A spacious and welcoming hallway with cloaks cupboard and stairs rising to the galleried landing.

**DRAWING ROOM** An impressive double aspect room featuring a wood burning stove and sliding doors opening to the garden with countryside views beyond.

**SITTING ROOM** A lovely light room featuring a double-sided wood burning stove and sliding doors opening to the rear garden.

**KITCHEN/BREAKFAST ROOM** The hub of the home extensively fitted with a range of units under oak and granite worktops with a 1.5 bowl sink inset. Appliances include an Aga with dual hotplates, space for a freestanding cooker, two dishwashers and an American style fridge/freezer. A central island provides further storage with breakfast bar and wine rack. Archway through to:

**DINING ROOM** Double aspect and featuring a double-sided wood burning stove and French doors opening to the rear.

**UTILITY ROOM** Extensively fitted with a range of units under worktops with a stainless-steel sink and drainer, plumbing for a washing machine and tumble dryer and space for a fridge.

**STUDY/PLAYROOM** Another well-proportioned double aspect room with outlook to the front.

**CLOAKROOM** Fitted with a WC and wash hand basin.

### First Floor

**LANDING** The galleried landing leads to:

**MASTER BEDROOM** A stunning vaulted room featuring glazed apex providing views to the rear over open countryside. Also featuring an **ENSUITE** which has been tastefully fitted with a WC, wash basin, bath with shower over.

**BEDROOM 2** A lovely light room also with glazed apex providing views to the rear. Also featuring an **ENSUITE** fitted with a WC, wash basin, bath with shower over.

**BEDROOM 3** Approached by **Dressing Area** with step down into the well-proportioned bedroom with storage in the eaves. Also featuring **ENSUITE** comprising a WC, wash basin and freestanding bath.

**BEDROOM 4** Another large double bedroom with outlook to the rear over open countryside. Also featuring **ENSUITE** fitted with a WC, wash basin and bath with shower attachment.

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**BEDROOM 5** Enjoying a pleasant outlook to the front. Also featuring **ENSUITE** fitted with WC, wash basin and bath with shower over.

**SHOWER/LAUNDRY ROOM** Featuring a shower cubicle and ample space for a WC and wash basin, if required.

## Outside

The property is approached via a driveway providing parking and turning for several vehicles in-turn leading to the **DOUBLE GARAGE** with up and over electric doors, light and power connected, boiler serving radiators and pressurised water cylinder and a door leading to the rear.

The gardens are predominantly lawned enjoying a south-westerly aspect with paved dining terraces opening onto the lawn surrounded by mature beds and borders with a further raised area backing onto open countryside. To the rear of the property is a useful storage area and an additional space adjacent to the garage for the oil tank and bins etc.

**SERVICES** Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

**EPC** Band C.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND** G.

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction.

**COMMUNICATION SERVICES (source Ofcom)**

**Broadband:** Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload.

**Phone Signal:** Yes. Provider: Coverage is likely with all providers.

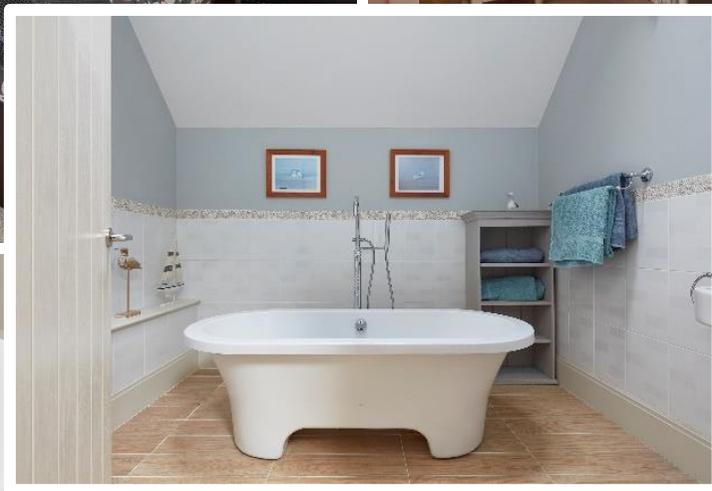
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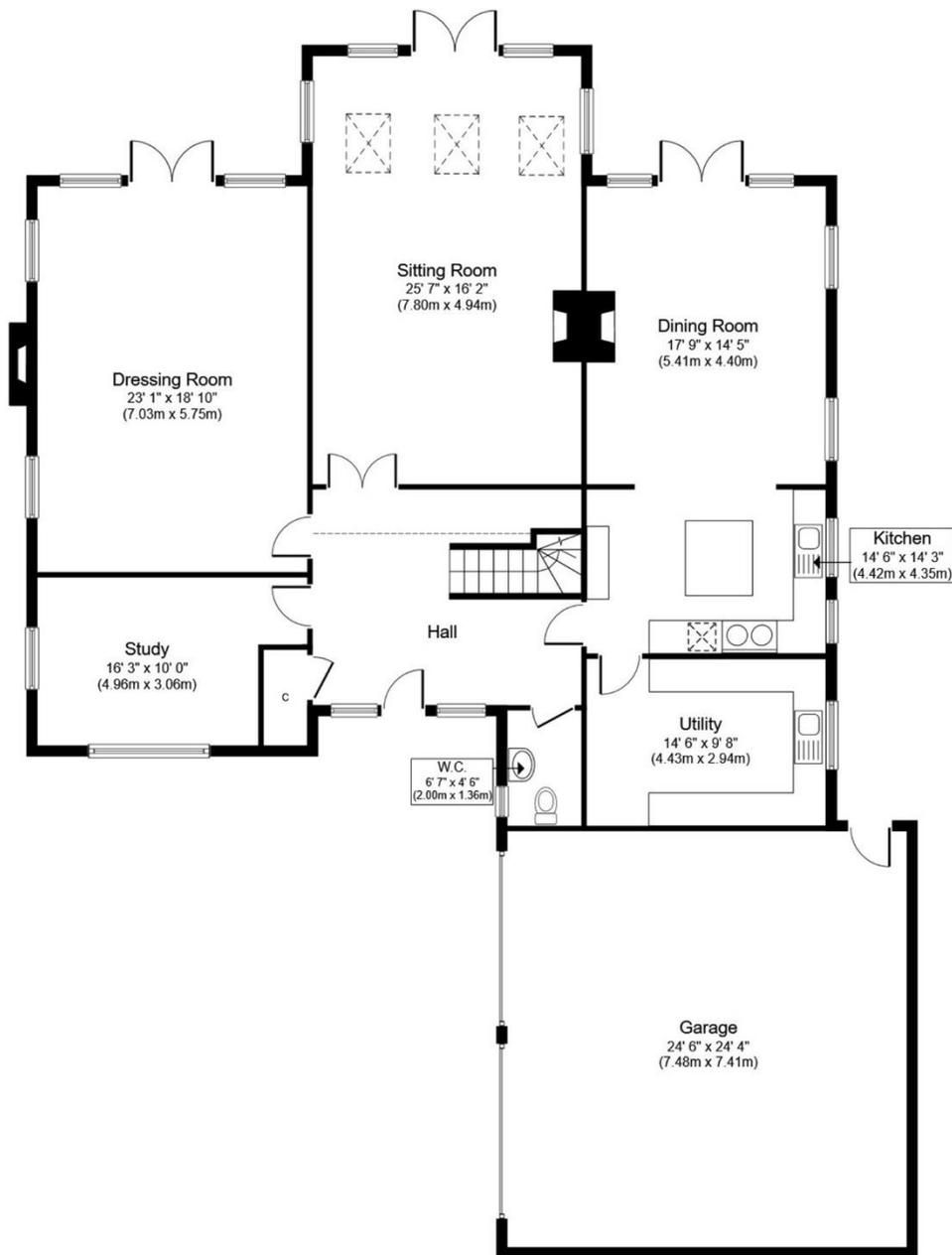
**WHAT3WORDS** Joked, whips, acrobats.

**VIEWING** Strictly by prior appointment only through DAVID BURR.

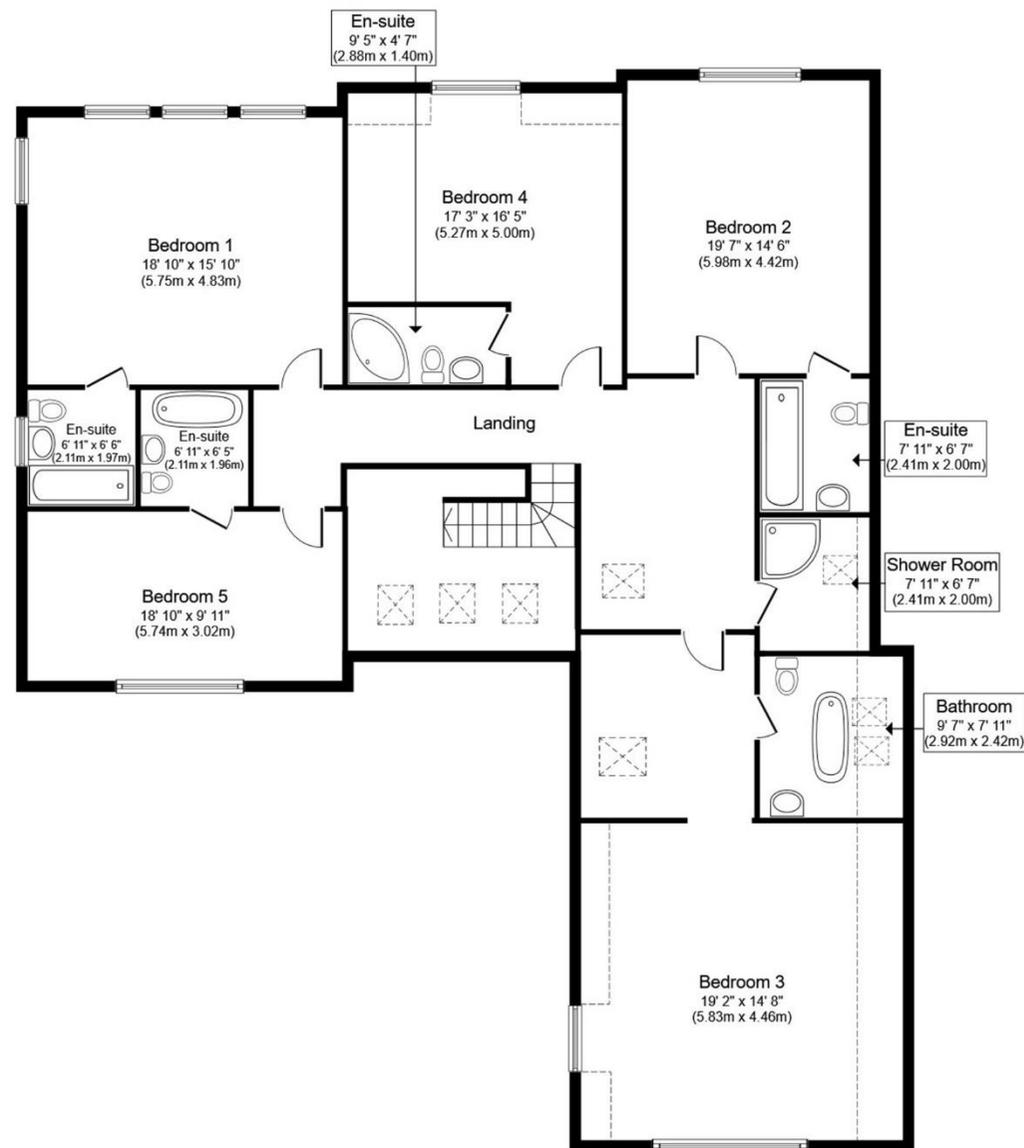
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**Ground Floor**  
 Approximate Floor Area  
 2,385 sq. ft.  
 (221.6 sq. m.)



**First Floor**  
 Approximate Floor Area  
 2,246 sq. ft.  
 (208.6 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.



