



**3 Tweed Close,
Moulton**

**DAVID
BURR**



3 Tweed Close, Moulton, Newmarket, CB8 8SU

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 village is ideally situated close to Kennett and Newmarket railway station, the latter offering a 20-minute commute into Cambridge. 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 fantastic semi-detached bungalow, ideally located in the heart of this highly desirable Suffolk village. Offering generous living spaces throughout, this property features a newly fitted kitchen, a spacious sitting room, and an abundance of natural light. Externally, it offers convenient driveway parking and a large, south-facing rear garden.

A recently updated two bedroom bungalow set in the heart of Moulton, benefitting from offroad parking and a generously sized rear garden.

Ground Floor

ENTRANCE HALL With tiled flooring underfoot, loft access, an airing cupboard and doors leading to:

KITCHEN This newly fitted kitchen offers an abundance of storage and functionality, with a range of stylish matching base and wall units complemented by sleek worktops. The inset sink with mixer tap is perfectly positioned to overlook the beautifully manicured rear gardens. The space is well-equipped with integrated appliances, including a washing machine, dishwasher, and a freestanding cooker with a 4-ring electric hob and double oven below. There’s also ample room for a freestanding fridge/freezer next to a full-height pantry cupboard, offering even more storage options.

SITTING/DINING ROOM The generously proportioned room features French doors that open seamlessly to the rear gardens, creating a wonderful connection between indoors and outdoors. With plenty of space for both dining and relaxed seating, it also boasts an inset woodburning stove, adding warmth and character to the space.

BEDROOM 1 A spacious double which has ample built in wardrobes on two of the walls with window to the front aspect.

BEDROOM 2 Also with window to the front aspect

SHOWER ROOM Recently refitted with a corner shower cubicle, WC with hidden cistern, hand wash basin with mounted storage above and a heated towel rail. Frosted window to the side aspect.

Outside

FRONT The property is approached via a driveway offering ample parking for several vehicles, bordered by low-maintenance bark chippings and a brick wall along one side. A gate provides side access to a shingled area with a small storage shed, offering additional space.

REAR A further gate leads to the expansive rear garden, which enjoys a sunny south-facing orientation. The garden is thoughtfully landscaped with distinct sections, including a shingled seating area at the rear of the property that flows into a lawned area, enclosed by a charming picket fence. Additionally, there is a brick outbuilding and several sheds, (some of which are likely to be removed upon completion).

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Material Information

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

EPC E.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND B (£1,221.92 annually)

TENURE Freehold.

CONSTRUCTION TYPE Brick construction.

COMMUNICATION SERVICES (source Ofcom)

Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

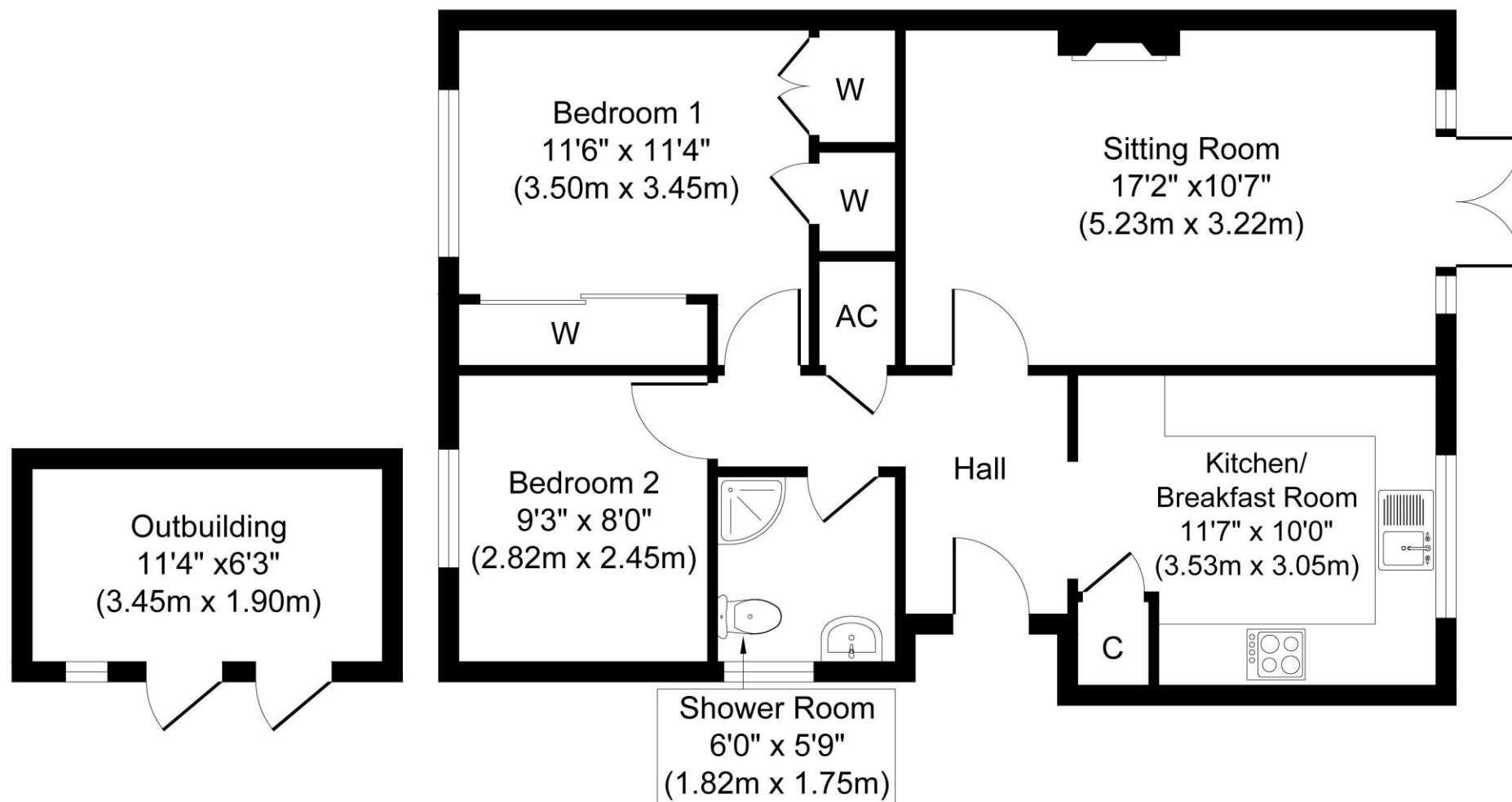
Phone Signal: Yes. Provider: Coverage is likely with all providers but limited data coverage with three.

WHAT3WORDS corrode.boxer.lined

VIEWING Strictly by prior appointment only through DAVID BURR.

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Outbuilding
Approximate Floor Area
71 sq. ft
(6.55 sq. m)

Approximate Floor Area
644 sq. ft
(59.86 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.

