



**7 Newmarket Road
Moulton, Suffolk**

**DAVID
BURR**



7 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 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.

This charming, 2,250 sq. ft cottage is situated in the heart of one of the area’s most sought after villages enjoying views over open countryside to the front. The property offers a unique blend of period features and modern finishes with an impressive rear extension creating a stunning kitchen/dining/family room with doors opening to the rarely available large gardens at the rear. Further benefits include a fantastic master suite, four further bedrooms, ample parking, and numerous original features throughout.

A stunning and thoughtfully improved three-storey, five-bedroom period property in the heart of one of the area’s most sought after villages.

Ground Floor

ENTRANCE HALL With side window and stairs to the first floor, doors to:

SITTING ROOM With Herringbone style flooring, a double aspect outlook to the rear and bay window to the front also with an open fireplace.

KITCHEN BREAKFAST ROOM Kitchen comprising matching base and wall mounted units with oak worktops over. Inset sink with mixer tap, induction hob with extractor above, double oven, space and plumbing for washing machine or dishwasher with French doors leading to the rear garden. The double aspect room incorporates a large dining area with skylight above.

SNUG With seating area, brick fireplace, inset wood burner stove, original side storage unit and cupboard under the stairs.

PLAYROOM/STUDY With bay window to the front aspect, feature fireplace surround with inset electric stove.

SHOWER ROOM Three-piece suite to include shower cubicle, WC, hand wash basin and heated towel rail.

First Floor

LANDING stairs to first floor, doors to:

MASTER BEDROOM Spacious double bedroom, built in wardrobes, window to front aspect overlooking fields. **ENSUITE** With walk-in shower, WC, hand wash basin, heated towel rail and obscured window to the rear.

BEDROOM 2 Comfortable double with feature fireplace and window to the rear.

BEDROOM 3 Double bedroom with feature fireplace and window to the front aspect overlooking fields.

BATHROOM Bath with shower over, WC, hand wash basin, heated towel rail and obscured window to the rear.

Second Floor

LANDING With doors to:

BEDROOM 4 Ideal as a bedroom or study, with skylight to the rear as well as eaves storage.

BEDROOM 5 With skylight to the rear, built in wardrobe and eaves storage.

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Outside

The property is approached by a gravel drive with ample off-road parking, with side access into the rear garden. The property also benefits from an electric charging point. The rear garden is laid mainly laid to lawn with a decked area to the rear of the kitchen/dining/family room. The garden is very generous in size, particularly for the location within the village of Moulton and features mature planted borders, as well as a selection of trees and shrubs, multiple seating areas and two sheds.

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

EPC: TBC

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: D (£2,129.29 per annum).

TENURE: Freehold.

CONSTRUCTION TYPE: Standard brick construction.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Likely with EE, O2 and Vodafone.

WHAT3WORDS: spilling.published.brushing

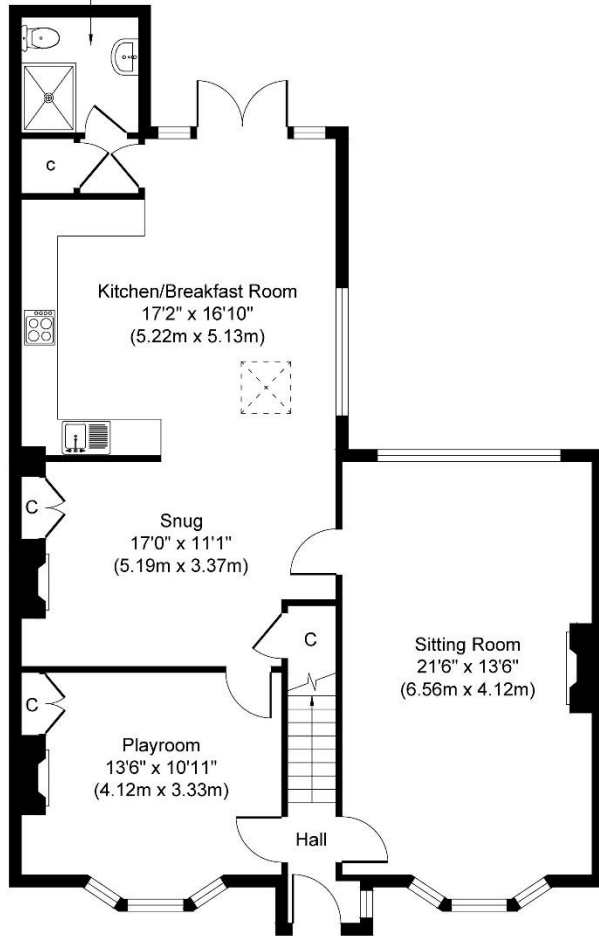
VIEWING: Strictly by prior appointment only through DAVID BURR.

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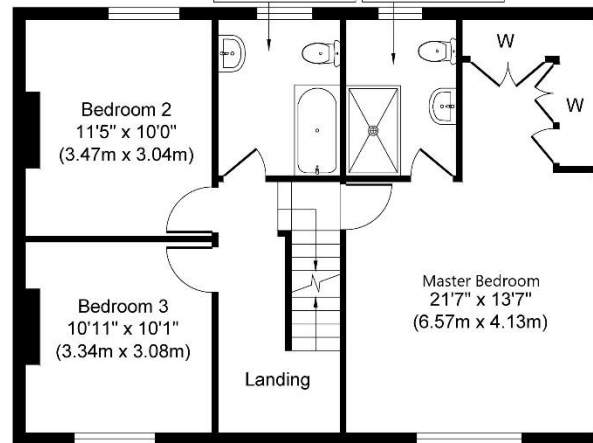
Shower Room
6'4" x 6'3"
(1.93m x 1.90m)



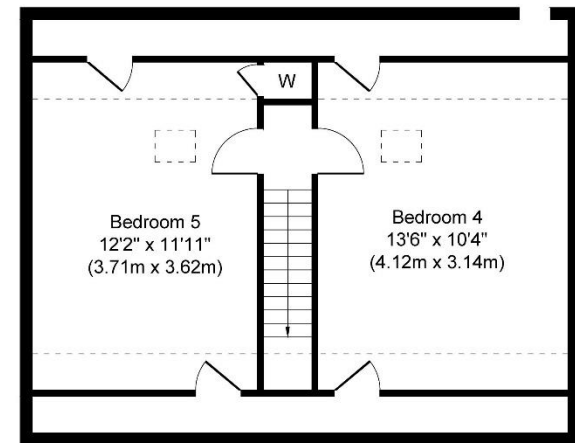
Ground Floor
Approximate Floor Area
1052 sq. ft
(97.74 sq. m)

Bathroom
8'5" x 6'8"
(2.57m x 2.04m)

En-suite
7'5" x 6'0"
(2.27m x 1.82m)



First Floor
Approximate Floor Area
689 sq. ft
(63.98 sq. m)



Second Floor
Approximate Floor Area
513 sq. ft
(47.68 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.



