



**12 The Street
Moulton, Suffolk**

**DAVID
BURR**

12 The Street, Moulton, Suffolk CB8 8RZ

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 charming and deceptively spacious three bedroom cottage situated moments from the green in Moulton. The property boasts characterful accommodation throughout including an entrance hall, sitting room, kitchen, dining room, bathroom and three bedrooms. Externally the property enjoys a sizeable wrap-around garden, driveway parking, a detached garage and a brick built store room.

A charming and characterful three-bedroom cottage in the village of Moulton.

ENTRANCE HALL Open to the kitchen.

KITCHEN Fitted with kitchen units with worktops over, with an inset sink and drainer, built in appliances include a fridge/freezer, dishwasher, oven and microwave. Window to front aspect and a tiled floor.

SITTING ROOM With two windows to front aspect.

DINING ROOM With a window to side aspect and a door leading to the rear garden.

BATHROOM Fitted with a wash hand basin, WC and a bath. Tiled flooring and a window to rear aspect.

First Floor

LANDING With doors and access through to the bedrooms.

MASTER BEDROOM With windows to both side aspects.

BEDROOM 2 With window to front aspect.

BEDROOM 3 With a window to side aspect.

Outside

The property is approached via a gravelled driveway that provides parking for several vehicles and in turn leads to the **DETACHED GARAGE**. The front garden is predominantly lawned and is enclosed via mature hedging and shrubs. The rear area of the garden is raised and mainly lawned with a brick built store room.

SERVICES Oil fired central heating, main water, electricity and drainage.
Note: None of the services have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND C.

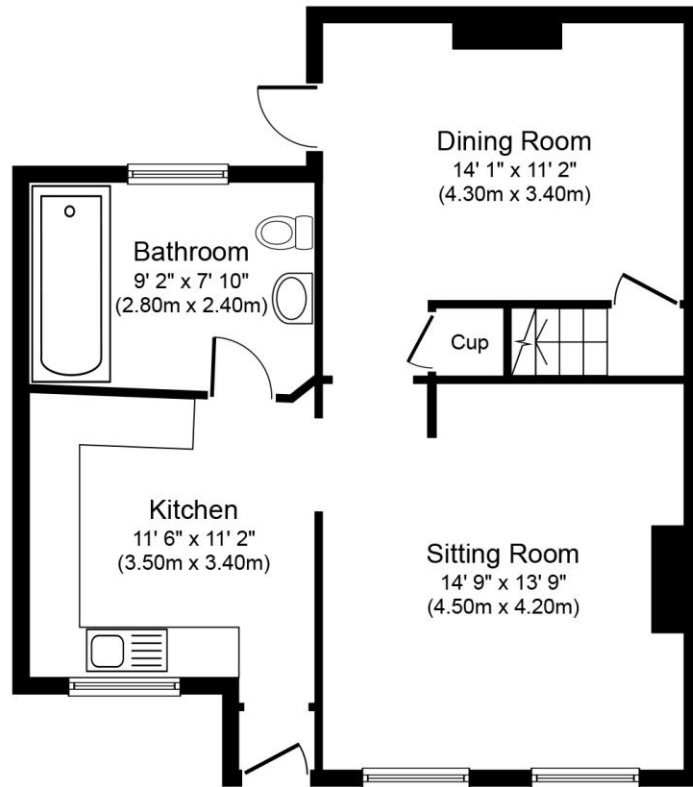
TENURE Freehold.

EPC E.

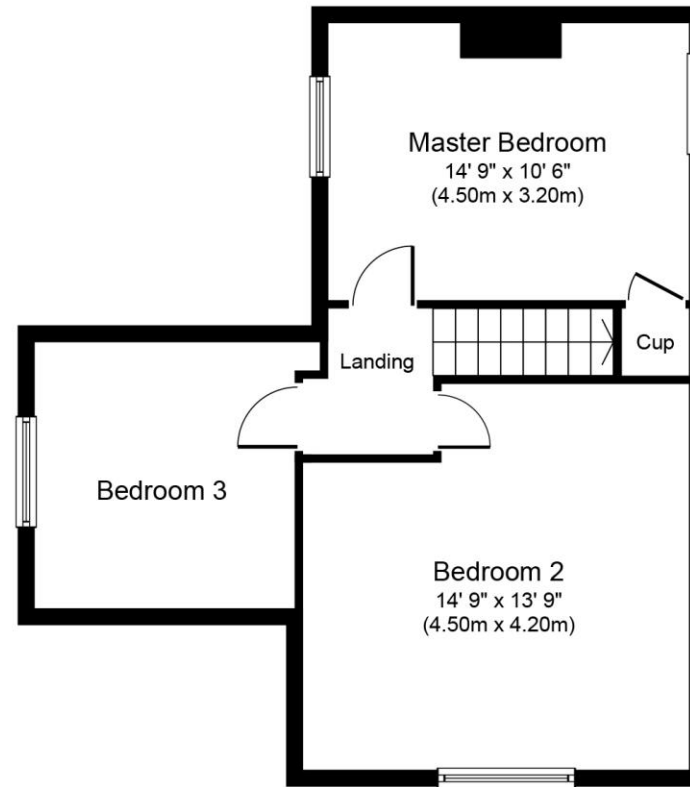
WHAT3WORDS struts.charities.bumping

VIEWING by prior appointment only through David Burr estate agents.

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Ground Floor
Approximate Floor Area
646 sq. ft.
(60.0 sq. m.)



First Floor
Approximate Floor Area
538 sq. ft.
(50.0 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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