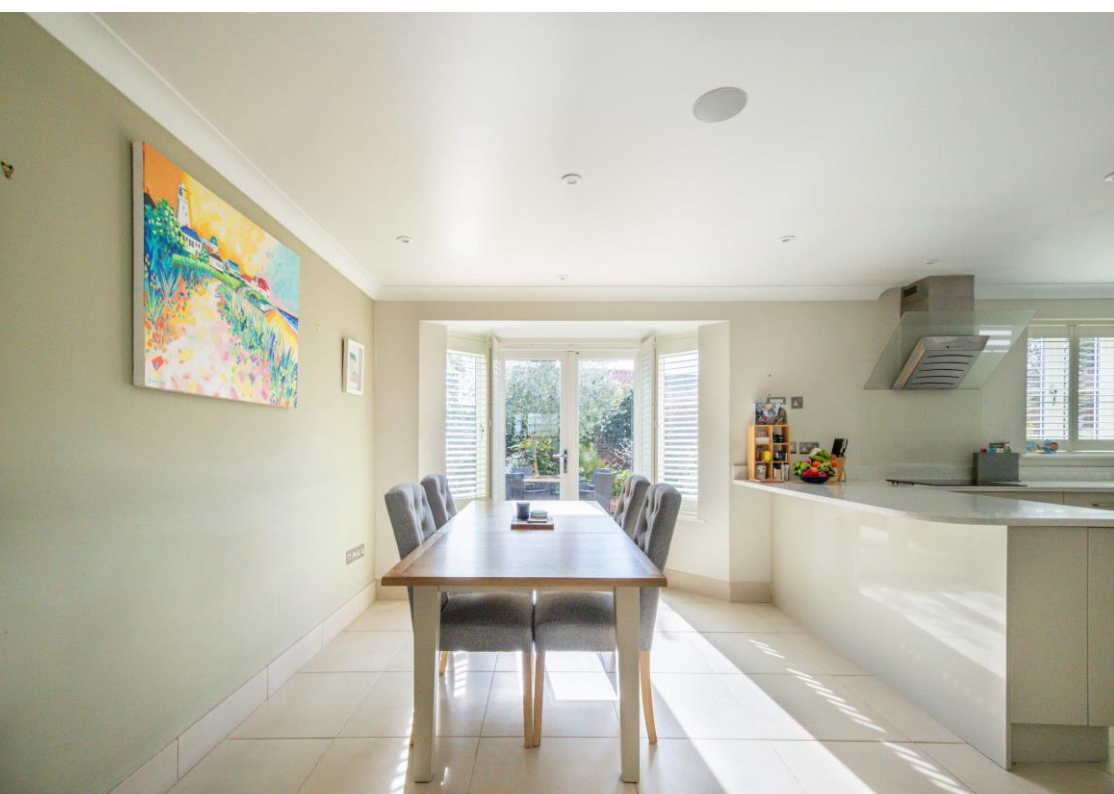




**8b Church Road
Moulton, Suffolk**

**DAVID
BURR**



8b Church Road, Moulton, Suffolk, CB8 8SF

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 immaculately presented detached home is nestled in the heart of one of the area's most sought-after villages, offering stunning views over open fields to the front. The property boasts modern finishes throughout, including a spacious open-plan kitchen/dining room with doors leading to beautifully landscaped rear gardens. The fantastic master suite, two additional bedrooms, secure gated parking, and a cart lodge with a store room to the rear further enhance this exceptional home.

A stunning detached family home with far reaching views over fields to the front in the highly sought after village of Moulton.

Ground Floor

ENTRANCE HALL A welcoming entrance with a solid wood door, stairs rising to the first floor, under-stair storage cupboard, and fitted storage cupboards. The tiled flooring offers underfloor heating, and a window to the front aspect provides natural light.

CLOAKROOM Featuring a WC, hand basin with mixer tap, and cupboard storage beneath. The room also benefits from tiled flooring with underfloor heating.

SITTING ROOM A cosy space with a fireplace and wood-burning stove set on a slate hearth. The room is heated by underfloor heating and has a window to the front aspect overlooking fields.

KITCHEN/DINING ROOM A modern kitchen with a 1.5 bowl stainless steel sink unit and drainer with mixer tap, a range of fitted base and wall-mounted units, and quartz worktops with upstands. Integrated Bosch appliances include an oven, grill, microwave, ceramic hob with extractor hood, dishwasher, and fridge/freezer. The dining area is spacious, with a breakfast bar and large windows, as well as a pair of French doors leading to the rear garden.

UTILITY ROOM Equipped with full-height built-in cupboards, a stainless-steel sink unit with mixer tap, and worktops with tiled splashbacks. It offers space and plumbing for a washing machine and tumble dryer, as well as a water softener. A half-glazed door leads to the side aspect.

First Floor

LANDING With an airing cupboard and window to the side aspect.

MASTER BEDROOM A spacious master bedroom with a sash window to the front aspect. This room also has a **DRESSING ROOM** with built-in shelving, hanging rails, and a window to the side aspect. The **ENSUITE** features a shower cubicle, hand basin with mixer tap and cupboard storage beneath, WC, and part-tiled walls. Tiled flooring completes the look, along with a heated towel rail.

BEDROOM 2 A double bedroom with a built-in wardrobe and a window to the rear aspect.

BEDROOM 3 A good-sized bedroom with a built-in cupboard and a window to the rear aspect.

BATHROOM The family bathroom is fitted with a bath with mixer tap and hand shower attachment, a separate shower cubicle, hand basin with mixer tap and cupboard storage beneath, and a WC. Tiled splashbacks and flooring complete the space, along with a heated towel rail and access to the loft space. Complete with window to the side aspect.

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Outside

The property is beautifully positioned with charming views over fields and paddocks. The front garden features a painted picket fence, gated entrance, shrub borders, and stone paved pathways with a porch canopy above.

A side gate leads to a stone paved pathway, with access to the side door and porch canopy. To the right of the property, a stone paved driveway with electronically operated security gates leads to a parking area at the rear, offering allocated spaces and a **CART LODGE** complete with secure **STORE ROOM**.

Material Information

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: Band B.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: F (£3,224.92 per annum).

TENURE: Freehold.

CONSTRUCTION TYPE: Standard brick construction.

COMMUNICATION SERVICES (source Ofcom):

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

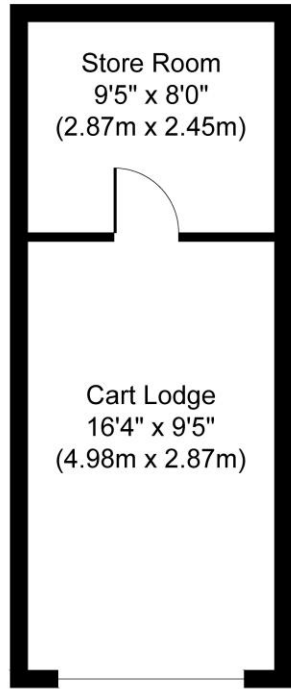
Phone Signal: Likely with EE, O2 and Vodafone.

WHAT3WORDS: arrival.brotherly.decimals

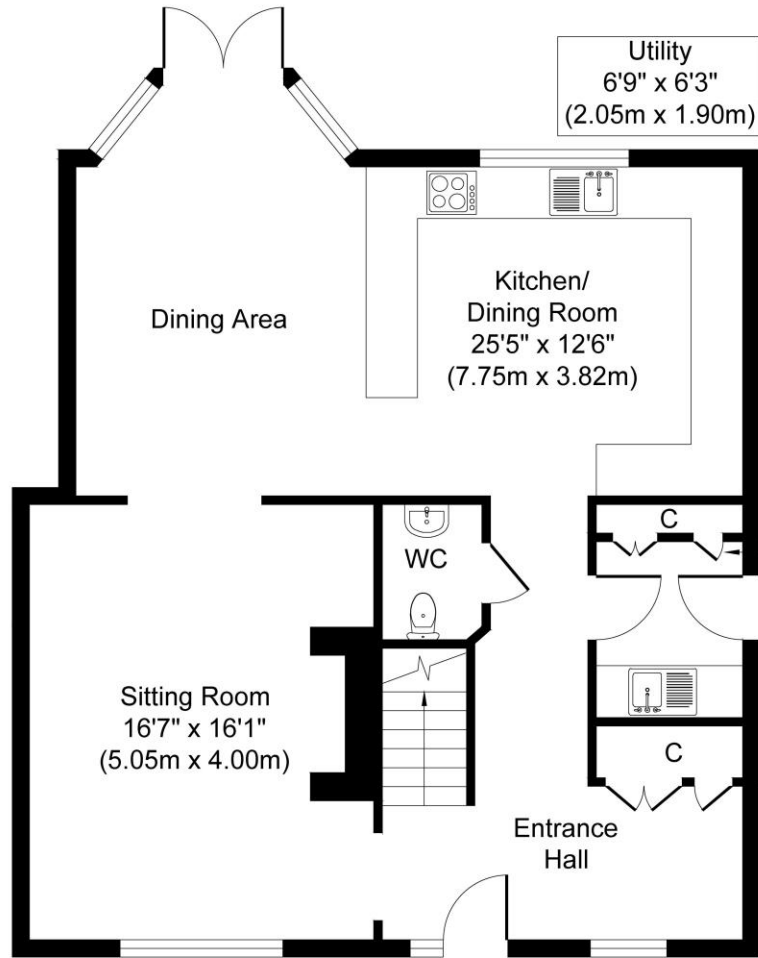
VIEWING: Strictly by prior appointment only through **DAVID BURR**.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

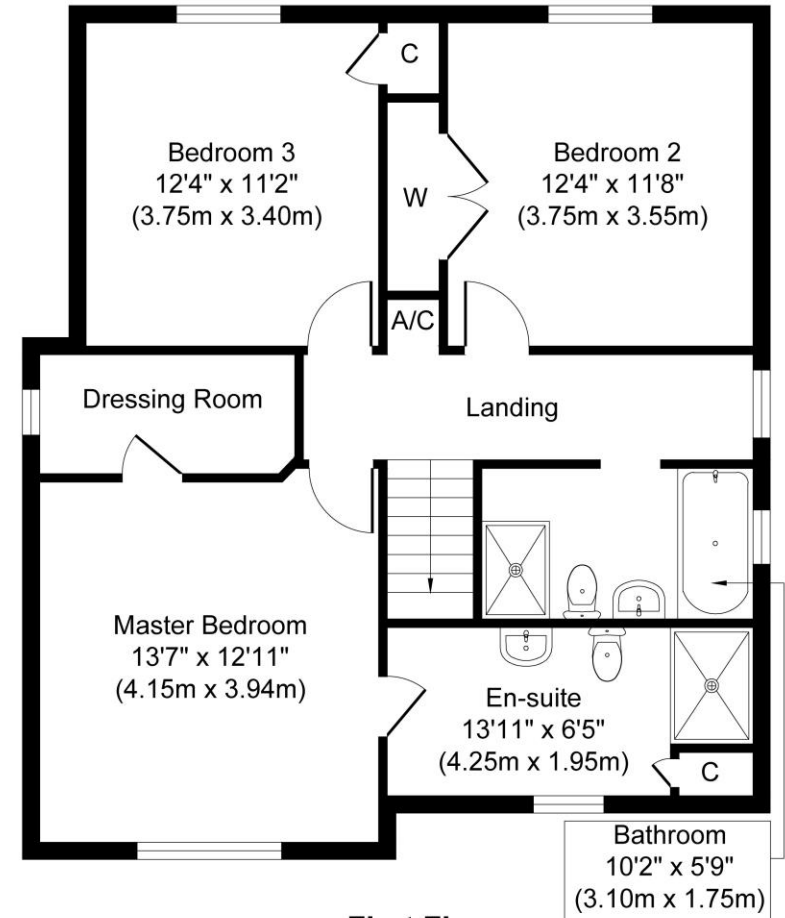




First Floor
Approximate Floor Area
233 sq. ft
(21.61 sq. m)



Ground Floor
Approximate Floor Area
800 sq. ft
(74.31 sq. m)



First Floor
Approximate Floor Area
801 sq. ft
(74.41 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.

