



**22 Church Road,  
Moulton, Suffolk**

**DAVID  
BURR**





# 22 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.

A tastefully renovated and deceptively spacious three-bedroom chalet style bungalow, set in the ever-popular village of Moulton. Offering over 1,200 sq. ft. of well-appointed accommodation, the property features an inviting entrance hall, an impressive open-plan kitchen/dining/sitting room, and three double bedrooms — the master benefitting from its own en-suite. Outside, the cleverly landscaped rear gardens provide a perfect retreat, while to the front, the property enjoys picturesque views over the brook and towards the Church beyond.

## A spacious three-bedroom chalet bungalow measuring in excess of 1,200 sq. ft in the heart of one of the region’s most sought-after villages.

### Ground Floor

**ENTRANCE HALL** Reconfigured in the current vendors renovations; the space has doors leading to:

**KITCHEN/DINING/SITTING ROOM** Truly the heart of the home, this space has been cleverly updated to incorporate a newly fitted kitchen featuring a range of matching base and wall units topped with elegant quartz worktops. A central island provides additional storage and workspace, complete with an inset electric hob and a sleek, retractable extractor fan. The kitchen also boasts four integrated electric ovens, two of which include grill functions, along with space and plumbing for a washing machine, tumble dryer, and dishwasher. An inset sink with mixer tap is positioned beneath a window overlooking the side aspect.

The rest of the room offers generous space for both living and dining, with French doors opening out to the rear garden. Additional highlights include a log burner, a wall-mounted air conditioning unit, further built-in storage, and stairs rising to the first floor.

**BEDROOM 2** A spacious double with window overlooking the views to the front, as well as built in storage.

**BEDROOM 3** Another double which features windows to the front aspect as well as built in storage.

**BATHROOM** Enlarged as part of recent renovations, this luxuriously appointed bathroom is fully tiled and features both a bath and a separate double-width shower cubicle. Additional fittings include a hand wash basin, WC, and a heated towel rail. A skylight above floods the space with natural light, enhancing the room’s airy feel.

### First Floor

**LANDING** With storage cupboard, a skylight above and door leading to:

**MASTER BEDROOM** A spacious double bedroom featuring a wall-mounted air conditioning unit, fitted wardrobes, and a separate storage cupboard housing the hot water cylinder. The room is bright and airy, with Velux windows to the front and additional windows to the rear. A door leads to the **ENSUITE**, which includes a double-width shower, WC, hand wash basin, heated towel rail, and a rear-facing window.



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## Outside

Enjoying views across the brook to the church beyond, the front of the property offers on-street parking and a lawned area. A paved pathway leads down the side to the main entrance and a gate to the rear garden. The rear garden has been thoughtfully landscaped for low maintenance, featuring artificial turf, a low-level flint boundary wall, and a composite decked area with a pergola—perfect for alfresco entertaining. Additional features include a wood store and a storage shed.

## Material Information

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

**EPC** Band D.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND B.** (£1,736.50 per annum)

**TENURE** Freehold.

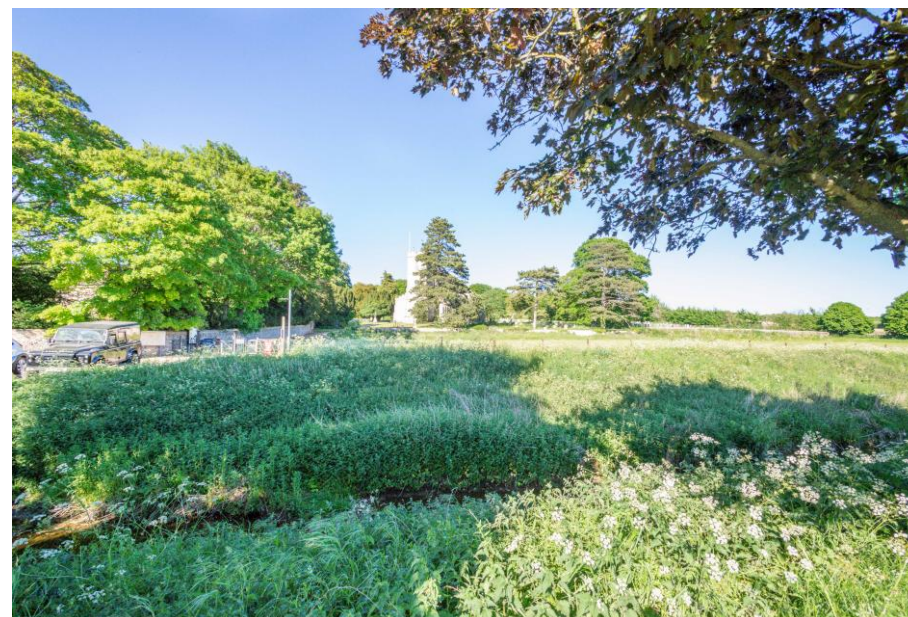
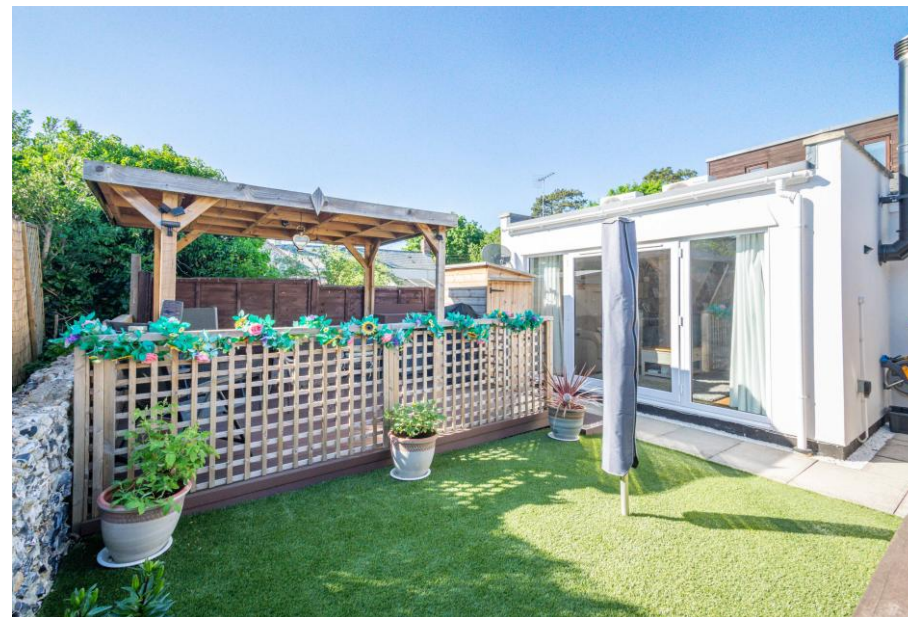
**CONSTRUCTION TYPE** Standard construction under slate roof.

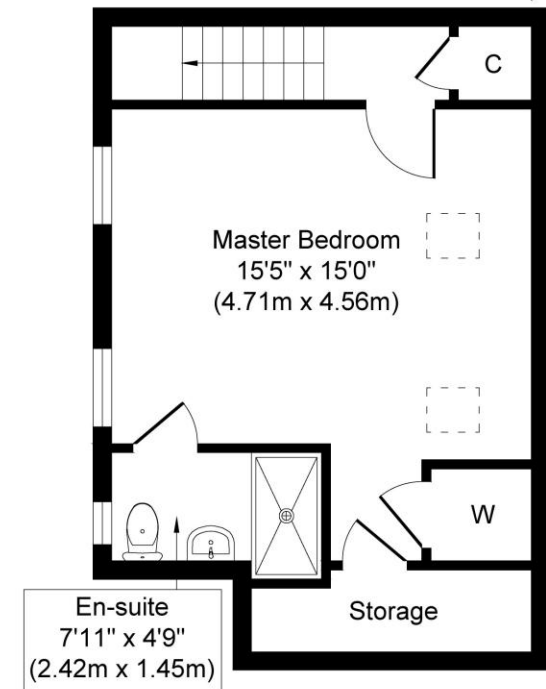
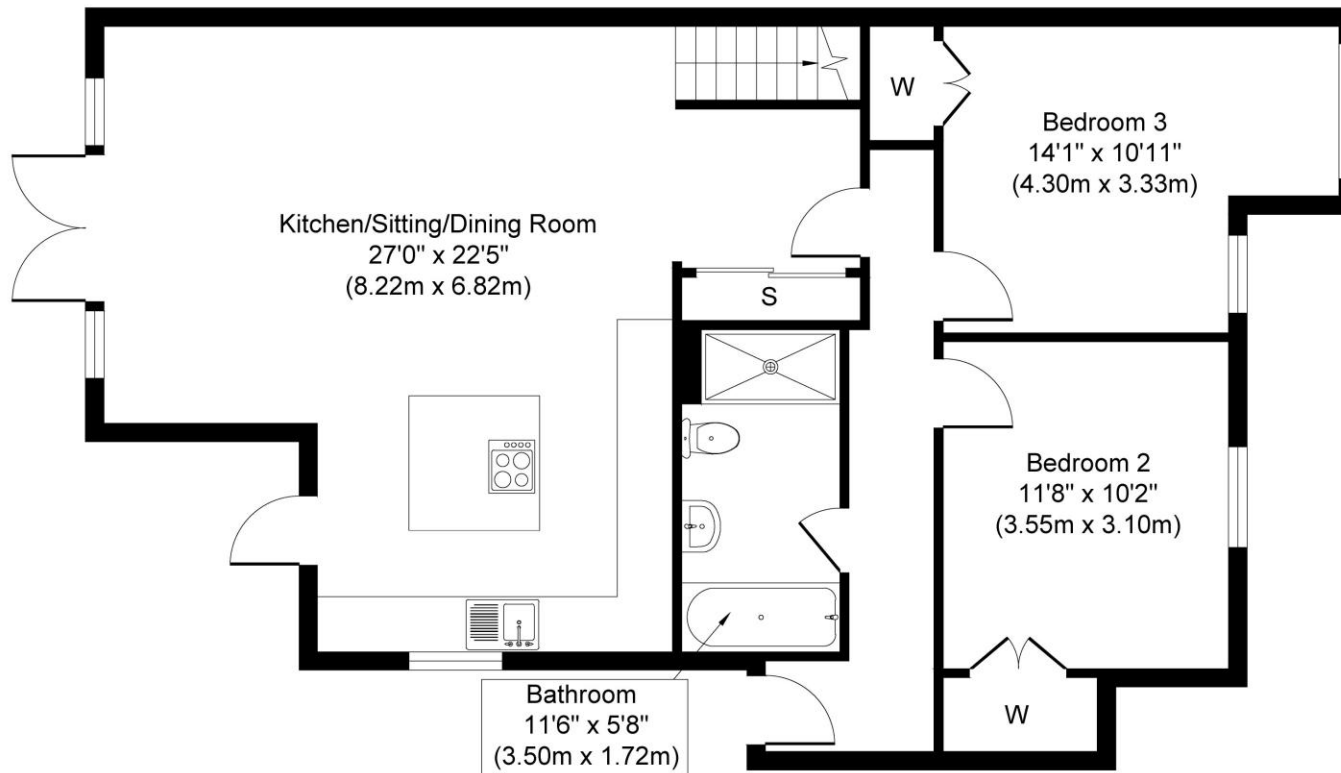
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all major providers.

**WHAT3WORDS** poet.requested.feasted

**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.





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.



