



**15 Dalham Road,
Moulton, Suffolk**

**DAVID
BURR**



15 Dalham Road, Moulton, Suffolk, CB8 8SB

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 tasteful and spacious three/four bedroom detached bungalow in the ever-popular village of Moulton. Measuring in excess of 1,500 sq. ft of accommodation which benefits from an entrance hall, kitchen, dining room, sitting room, sun room, three bedrooms with a further versatile room to the rear. Outside, the spacious driveway, garage and mature front and rear gardens complete the space.

A spacious three/four bedroom detached bungalow measuring in excess of 1,500 sq. ft in the heart of one of the regions most sought-after villages.

Ground Floor

ENTRANCE PORCH With partially glazed door into:

ENTRANCE HALL With loft access, storage cupboard and doors leading to:

SITTING ROOM A cosy space with feature fireplace complete with exposed brick, and also open to:

SUN ROOM A bright space with window to the side aspect, French doors leading to the rear garden and leading to bedroom 4.

KITCHEN Updated in recent years, there is a range of matching base and wall units with pantry providing additional storage. Quartz worktops sit over with an inset sink looking out of the window into the utility room. Additional appliances include a double electric oven, dishwasher and under counter fridge as well as a four-ring induction hob. Open to:

DINING ROOM With window overlooking the rear gardens.

UTILITY ROOM With plumbing and space for water appliances, this is a useful space for additional storage from the kitchen. With windows side and rear as well as a separate door to the outside.

BEDROOM 1 A spacious double with a wall of fitted wardrobes and a window overlooking the front aspect.

BEDROOM 2 Another comfortable double with window overlooking the front aspect.

BEDROOM 3 Ideal as an office or guest bedroom, with window to the side aspect.

BEDROOM 4 A versatile and large space with windows to the side and rear aspect. Ideal as a further guest bedroom or as an office.

SHOWER ROOM With shower cubicle, WC, hand wash basin and also with heated towel rail.

WET ROOM A further shower room with a double walk in shower, WC, hand wash basin and a window to the side aspect.

Outside

The property is approached by a gravel driveway providing ample parking and leading to the single garage complete with up and over door, as well as light and power. The remainder of the front has a selection of shrubs and a bin store. The rear garden is mainly laid to lawn with a patio dining area. There is a host of mature shrubs and trees as well as a large shed at the rear. The boundary is hedge lined.

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Material Information

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

EPC TBC.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND D. (£2,232.64 per annum)

TENURE Freehold.

CONSTRUCTION TYPE Standard brick construction under slate roof.

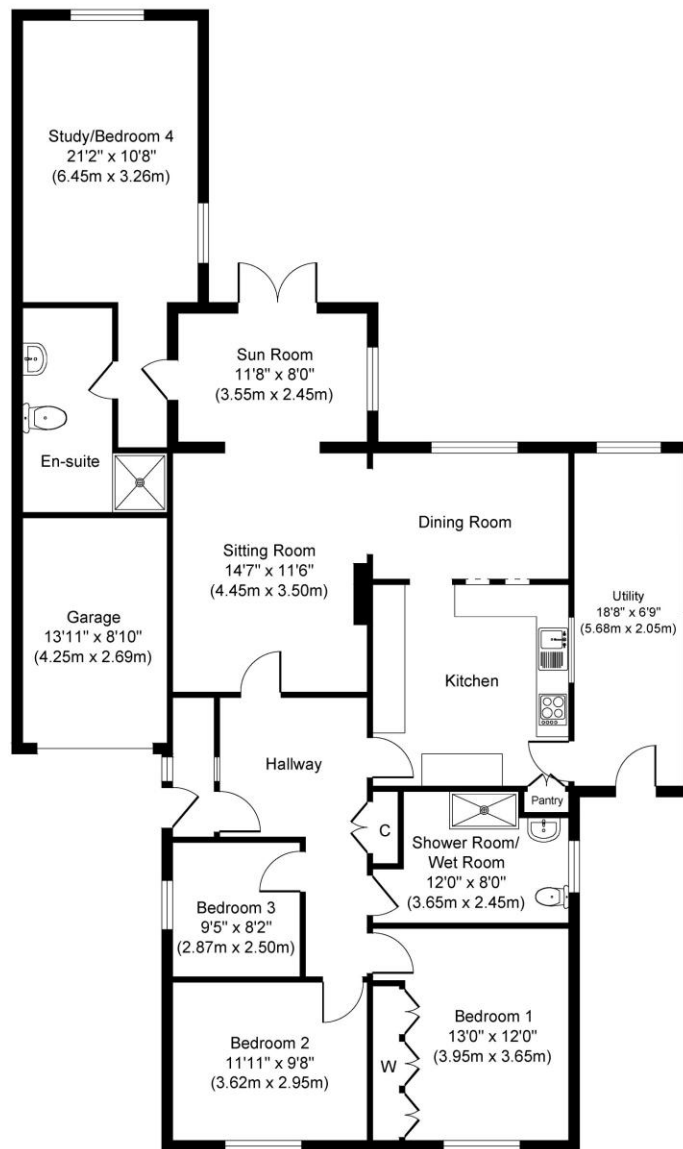
COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers But limited data with Three and O2.

WHAT3WORDS firmer.banana.waltzed.

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.





Approximate Floor Area
1692 sq. ft
(157.16 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.

