



Lark Hill, Moulton
Newmarket, CB8 8RT
Guide Price £425,000

MA
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Lark Hill, Newmarket, CB8 8RT

A modern and detached bungalow superbly set within this highly regarded and sought after village and enjoying a lovely sizeable garden with delightful aspect to rear.

Rather deceptive and offering generous size rooms throughout, this property enjoys accommodation to include living room/dining room, kitchen, four generous bedrooms and bathroom.

Externally the property offers extensive driveway, parking, garage and a fabulous fully enclosed rear garden.

About Moulton:

Moulton is an exceptionally highly regarded picturesque village located around 3 miles northwest of Newmarket, Suffolk, known for its charming rural setting and historical significance. The village features a superb village store & Post Office serving food throughout the day, and The Packhorse Inn public house. Amenities include a primary school and community facilities, contributing to a close-knit community atmosphere. Newmarket, famous for its horse racing culture, offers a wider range of shopping, dining, and entertainment options just a short drive away. The village is also conveniently situated about 15 miles from Cambridge and roughly 20 miles from Bury St Edmunds, making it an ideal spot for those seeking a blend of village life and access to larger towns.

Entrance Hall

With two useful storage cupboards, access to the boiler, radiator and door through to the:

Living/Dining Room

24'4" x 15'5"

Good sized living/dining room with featured bricked fireplace (currently boarded), TV connection point, radiator, ample space for a dining room table and chairs, window and sliding door to the rear aspect.

Kitchen

13'10" x 8'11"

Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap over. Space and plumbing for a electric cooker, fridge/freezer and washing machine. Useful storage cupboard, laid tiled

flooring, radiator, window and external door to the side aspect.

Bedroom 1

15'1" x 10'1"

Double bedroom with radiator and window to the front aspect.

Bedroom 2

11'6" x 7'11"

Double bedroom with radiator and window to the side aspect

Bedroom 3

11'7" x 7'10"

Double bedroom with storage cupboard, radiator and window to the side aspect.

Bedroom 4

13'8" x 8'11"

Double bedroom with radiator and window to the front aspect.

Bathroom

Three piece bathroom suite comprising a concealed WC, hand basin with vanity drawers under, panelled bath, part tiled walls, tiled flooring, radiator and two obscured windows to the side aspect.

Outside - Rear

Well established rear garden thriving with a range of shrubs, trees and flowers. Extensive lawn area with pathway leading down to the vegetable patch area. Timber built garden shed, paved patio seating area and access through to the garage.

Outside - Front

Large lawn area accompanied by embedded plants and shrubs. Gravelled driveway leading up to the garage.

Garage

15'1" x 8'6"

With up and over metal door. Side door access.

Property Information:

Maintenance fee - n/a

EPC - D

Tenure - Freehold

Council Tax Band – D (West Suffolk)

Property Type - Detached Bungalow

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Footage – 107 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Main

Heating sources - Oil

Broadband Connected - TCB

Broadband Type – Superfast available - Max download 48 Mbps, Max upload 8Mbps

Mobile Signal/Coverage – Limited/none Ofcom advise

Rights of Way, Easements, Covenants – not as far as aware

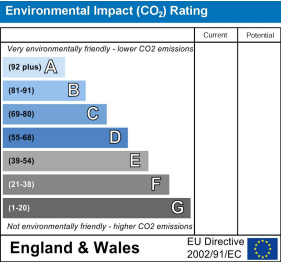
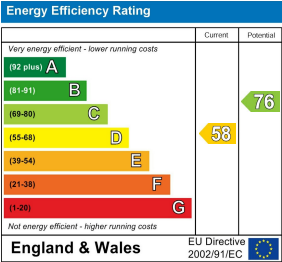
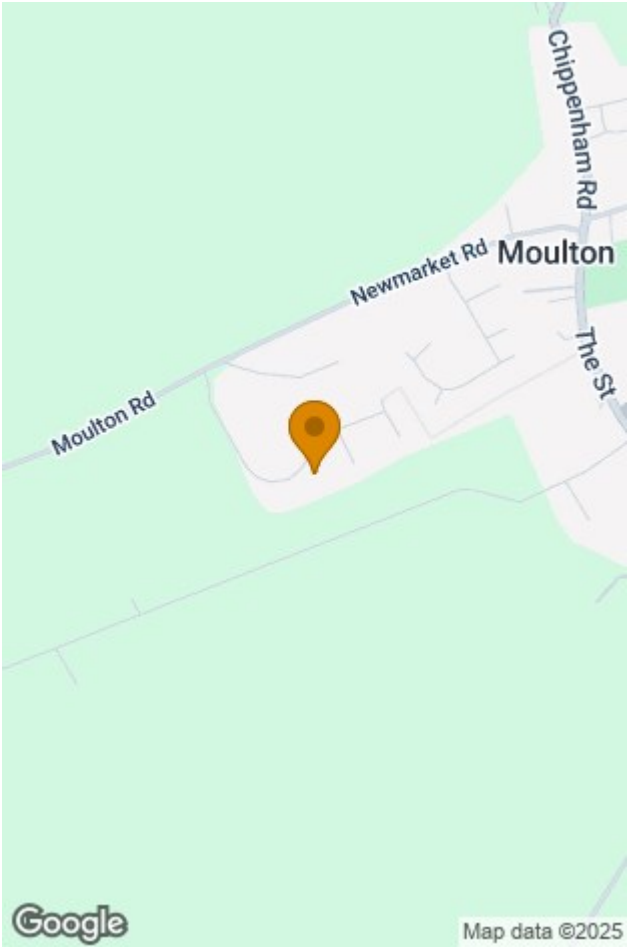
Approximate Gross Internal Area 1284 sq ft - 119 sq m



Ground Floor



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