



**Maltings Close, Moulton CB8 8ST**

**Offers Over £350,000**

## Maltings Close, Moulton CB8 8ST

A detached bungalow on this quiet cul de sac in the highly regarded village of Moulton just outside of Newmarket.

The accommodation includes a living/dining room, kitchen, three good sized bedrooms and a bathroom. Outside, the rear garden is generous whilst being enclosed. To the front there is a further garden with a long driveway that provides off road parking and leads to a garage.

The property is chain free and needs some modernisation.

### Location

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.

### Property Details

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 Meters - 98 SQM  
Parking - Driveway

Electric Supply - Mains  
Water Supply - Mains  
Sewerage - Mains  
Heating sources - Oil  
Broadband Connected - TBC  
Broadband Type - Superfast available, 45Mbps download, 8Mbps upload  
Mobile Signal/Coverage - Ofcom advise good on all networks  
Rights of Way, Easements, Covenants - None that the vendor is aware of

### Entrance Hallway

With doors leading to all rooms, storage cupboard and airing cupboard.

### Living/Dining Room 24'10" x 13'9" (7.59 x 4.21)

Large living space featuring built in fire place. Windows to front and side aspects. Hatch to kitchen.

### Kitchen 11'5" x 11'3" (3.48 x 3.43)

With a range of matching eye and base level storage units. Stainless steel sink with mixer tap over. Space and plumbing with washing machine and dish washer. Electric cooker with extractor over. Window and door to side aspect.

### Bathroom 7'6" x 6'4" (2.29 x 1.95)

Fitted with a low level WC, pedestal wash hand basin and double shower cubicle. Window to side aspect.

### Bedroom 1 13'5" x 11'4" (4.10 x 3.47)

With window to rear aspect.

### Bedroom 2 11'5" x 11'4" (3.48 x 3.47)

With window to rear aspect.

### Bedroom 3 9'3" x 9'3" (2.84 x 2.84)

With window to side aspect.

### Outside Front

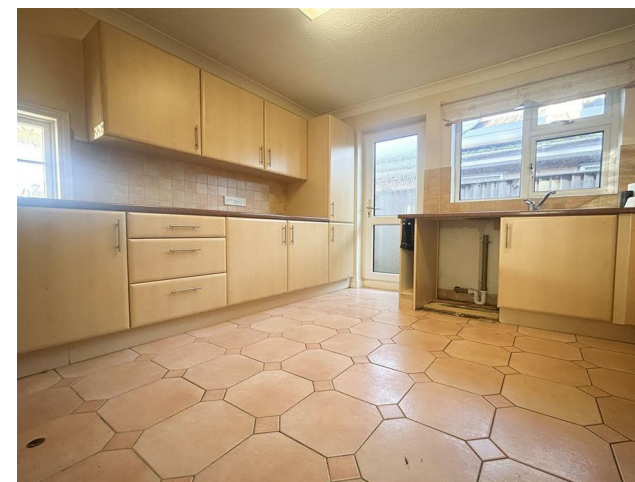
Large grassed area, paved walkway to side gate. Driveway leading to front door and garage.

### Outside Rear

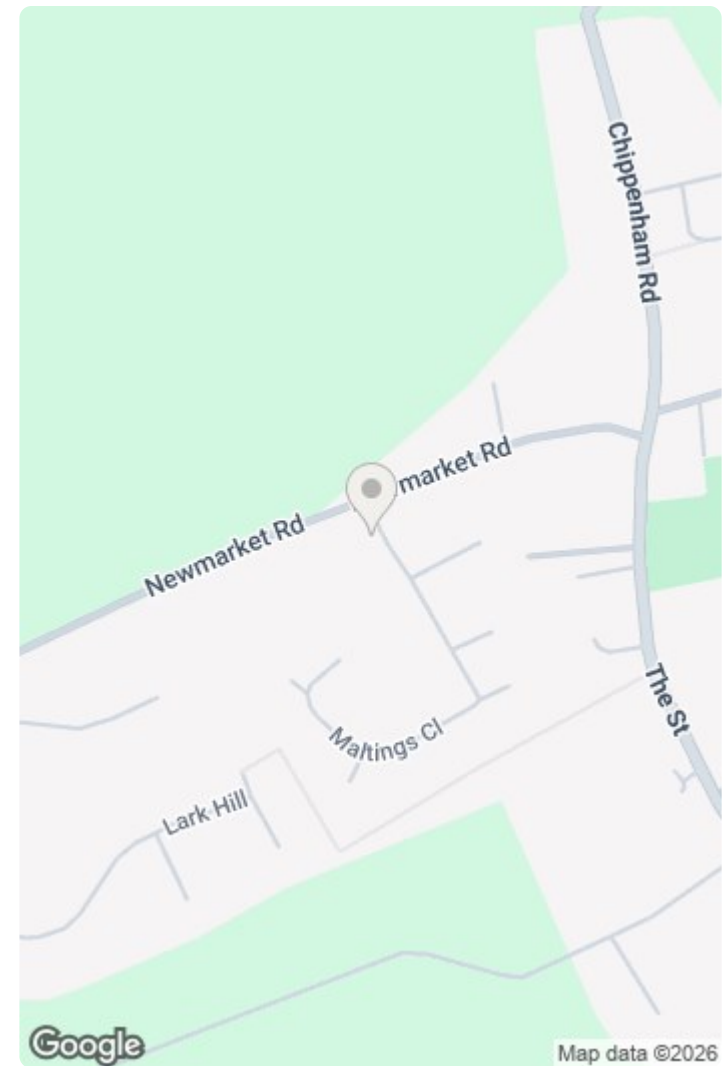
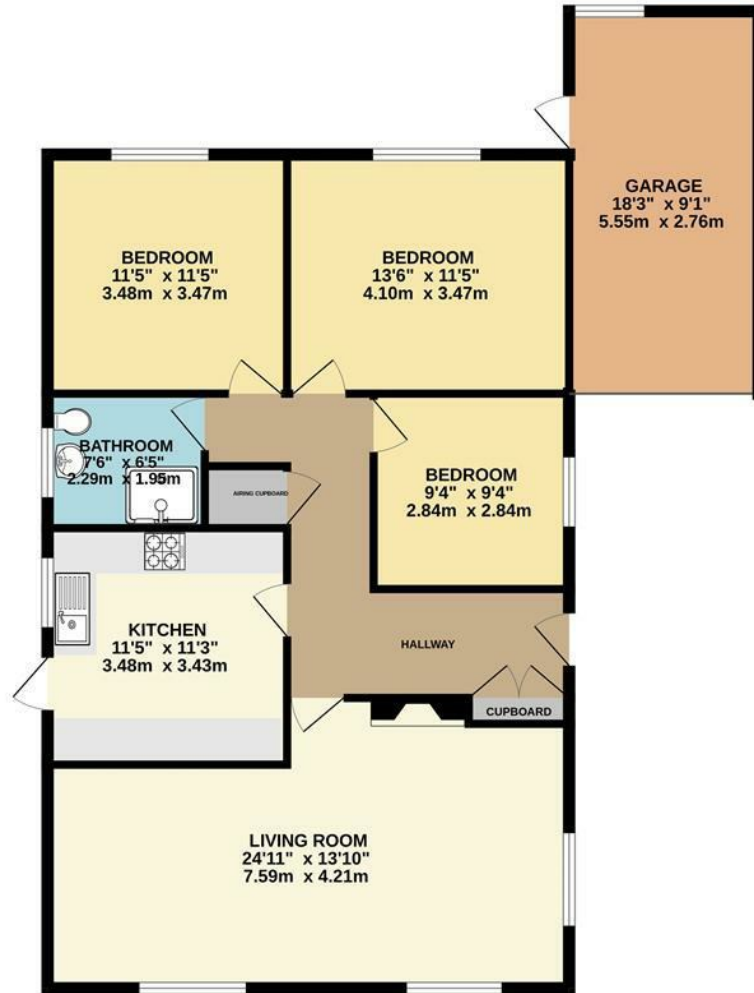
Mature rear garden offering paved patio area, grassed area, garden shed and door to garage.

### Garage 18'2" x 9'0" (5.55 x 2.76)

With up and over door. Door to rear garden.



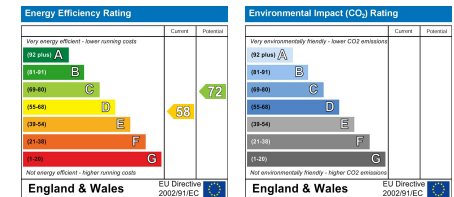
GROUND FLOOR  
1148 sq.ft. (106.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1148 sq.ft. (106.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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