



**Moulton Avenue, Kentford CB8 8QX**

**Offers In The Region Of £325,000**

**MA**  
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# Moulton Avenue, Kentford CB8 8QX

A modern and detached bungalow nestling at the end of a quiet and peaceful cul-de-sac and located in this popular village setting.

Incredibly deceptive and cleverly extended, this property offers spacious and versatile accommodation throughout. Boasting entrance porch, entrance hall, living room, dining room, study, conservatory, utility room, three bedrooms, shower room, useful storage facilities/sheds.

Externally the property offers an extensive driveway, garage and a delightful fully enclosed garden.

## NO CHAIN

### Porch

With door leading to the entrance hall.

### Entrance Hall

With doors leading to the dining room and all bedrooms.

### Kitchen

12'11" x 7'10"

A range of matching eye and base level cupboard with work top. Composite sink and drainer with mixer tap. Integrated double oven with electric hob and extractor over. Space and plumbing for dishwasher. Space for fridge/freezer. Tiled splashbacks. Tiled flooring. Internal window to the conservatory. Internal stain glass window to the office. Glazed doors to the dining room and conservatory.

### Dining Room

16'2" x 8'7"

Generous dining room with wood flooring. Window to the side aspect. Built-in storage cupboards. Radiator. Glazed door to the kitchen. Opening to the living room. Arched aperture to the living room. Door leading to the wet room.

### Living Room

15'2" x 13'1"

Spacious living room with opening to the dining room. Wooden flooring. Radiators. Arched aperture to the dining room. Sliding glazed double doors to the office. Window to the side aspect. Dual arched alcoves.

### Office

10'11" x 7'10"

Spacious office, offering a variety of uses. Large window to the side aspect. Attractive stain glass internal window to the kitchen. French doors leading to the rear garden. Sliding glazed double doors leading to the living room.

### Conservatory

9'1" x 7'6"

With glazed door to the kitchen. Sliding glazed double doors to the rear garden. French doors to the utility room. Tiled flooring. Internal window to the kitchen.

### Utility Room

11'6" x 9'6"

A range of base level cupboards with work top over. Stainless steel sink and drainer. Space and plumbing for washing machine. Doors leading to cloakroom and shed 1. French doors leading to the conservatory.

### Cloakroom

White suite comprising low level W.C. and handbasin. Door leading to the utility room.

### Wet Room

White suite comprising low level W.C., pedestal handbasin and wall mounted power shower. Tiled to wet areas. Built-in storage cupboard. Obscured window. Door to dining room.

### Bedroom 1

12'8" x 9'4"

Spacious double bedroom with window to the front aspect. Radiator. Door to entrance hall.

### Bedroom 2

9'8" x 8'6"

Well proportioned bedroom with window to the side aspect and dual window to the front aspect. Radiator. Door to the entrance hall.

### Bedroom 3

10'11" x 10'7"

Spacious double bedroom with window to the front aspect. Radiator. Door to entrance hall.

### Brick Built Workshop/Shed 1

11'6" x 9'6"

With window to the rear aspect. Door leading to the utility room.

### Brick Built Shed 2

11'6" x 8'8"

With window to the rear aspect. Doors leading to shed 1 and rear garden.

### Garage

Converted to utility room and workshop.

### Outside - Front

Lawned area with a raised planted bed with established shrubs. Mature tree. Pathway leading to porch. Hardstanding driveway leading to the garage, providing ample off road parking.

### Outside - Rear

Mainly laid to lawn with established planted borders. Raised patio area with access to the conservatory and office. Ornamental pond. Timber shed. Pedestrian door to brick built shed. Access gate to the front driveway.

### PROPERTY INFORMATION

EPC - E

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached Bungalow

Property Construction – Steel Frame Construction

Number & Types of Room – Please refer to the floorplan

Square Meters - 89 SQM

Parking – Driveway & Garage

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload

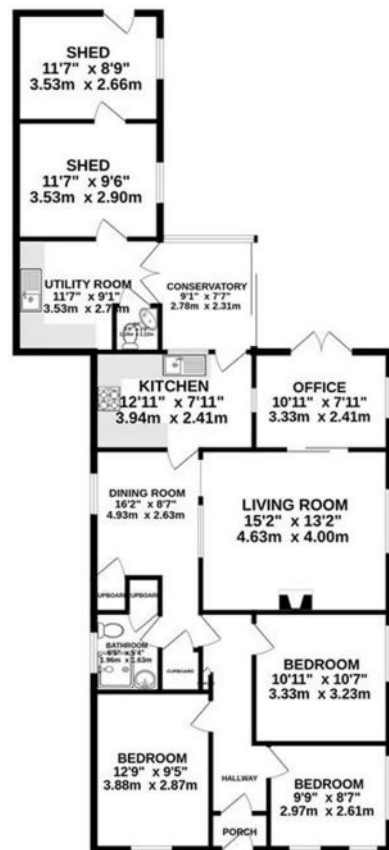
Mobile Signal/Coverage – Ofcom advise likely on all networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

### Location

Newmarket, Suffolk, is a historic market town renowned for its horse racing heritage, being home to the famous Newmarket Racecourse. The town offers a blend of amenities, including shops, restaurants, and cafes, community theatre/cinema, as well as parks and recreational facilities. Key attractions include the National Horseracing Museum and various race-related events. In terms of distance to other cities, Newmarket is approximately 15 miles northeast of Cambridge, about 20 miles from Bury St Edmunds, and roughly 30 miles from Ipswich. Newmarket train station offers an hourly service in to Cambridge City in 25 minutes, with onwards links in to London, making it accessible for commuters and visitors alike.

GROUND FLOOR  
1339 sq.ft. (124.4 sq.m.) approx.



30 MOULTON AVENUE, NEWMARKET  
TOTAL FLOOR AREA: 1339 sq.ft. (124.4 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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- Detached Bungalow
- Spacious Accommodation
- Fitted Kitchen
- Four Reception Rooms
- Three Bedrooms
- Driveway & Garage
- Outbuildings
- NO CHAIN
- Village Location
- Viewing Highly Recommended



| Energy Efficiency Rating                |                         |        | Environmental Impact (CO <sub>2</sub> ) Rating        |                         |        |
|-----------------------------------------|-------------------------|--------|-------------------------------------------------------|-------------------------|--------|
| Key design factors: Water, energy costs | Current                 | Target | Key design factors: Energy, CO <sub>2</sub> emissions | Current                 | Target |
| Best: A                                 |                         |        | Best: A                                               |                         |        |
| (81-91) E                               |                         |        | (81-91) E                                             |                         |        |
| (69-80) C                               |                         |        | (69-80) C                                             |                         |        |
| (55-68) D                               |                         |        | (55-68) D                                             |                         |        |
| (39-54) F                               |                         |        | (39-54) F                                             |                         |        |
| (21-38) G                               |                         |        | (21-38) G                                             |                         |        |
| (1-20) G                                |                         |        | (1-20) G                                              |                         |        |
| UK energy ratings - England, Wales, NI  |                         |        | UK energy ratings - England, Wales, NI                |                         |        |
| England & Wales                         | EU Directive 2002/91/EC |        | England & Wales                                       | EU Directive 2002/91/EC |        |

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