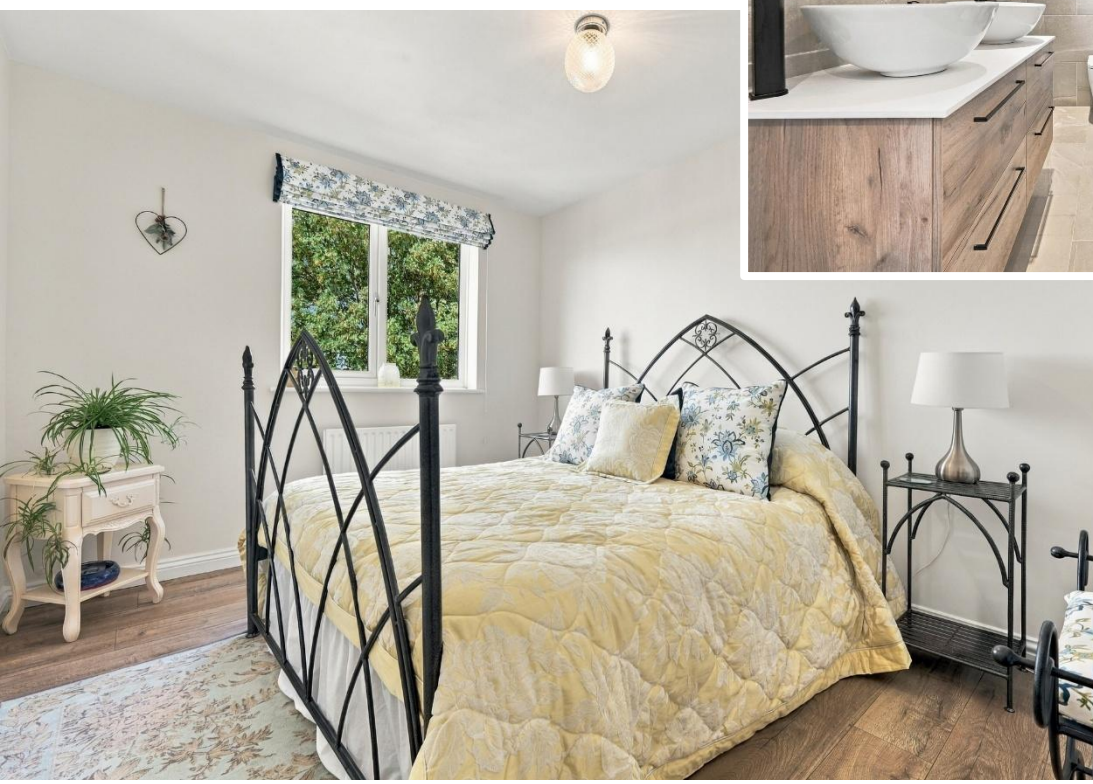




6 Riverside Walk,
Moulton, Suffolk

DAVID
BURR





6 Riverside Walk, Moulton, CB8 8WE

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.

Situated in the popular and well-served village of Moulton, on the outskirts of Newmarket, this superbly presented family home occupies a peaceful cul-de-sac position. Greatly improved by the current owners, the property offers versatile accommodation, a superb triple-aspect kitchen/dining room, four bedrooms and an immaculately maintained rear garden with views over adjoining fields.

A superbly presented four-bedroom family home in the popular village of Moulton, enjoying a peaceful cul-de-sac setting.

ENTRANCE HALL - A welcoming entrance hall with front door, stairs rising to the first floor with useful storage beneath, and doors leading to the principal ground floor rooms.

LIVING ROOM - A beautifully light double-aspect reception room, centred around an attractive multi-fuel burner. French doors open directly onto the rear garden, creating a lovely connection between the house and outside space.

KITCHEN/DINING ROOM - Fitted with an excellent range of Shaker-style units beneath worktop incorporating a breakfast bar. Integrated Neff appliances include two ovens with warming drawers, an induction hob with extractor hood over, fridge freezer and wine cooler, while a washing machine and tumble dryer are also neatly incorporated. The triple-aspect room is flooded with natural light and enjoys a door to the side, together with French doors opening onto the rear garden.

STUDY - A versatile additional reception room, currently utilised as a snug but equally well suited to use as a home office or playroom. French doors open onto the rear garden.

CLOAKROOM - Stylishly decorated and fitted with a WC, wash hand basin and heated towel rail.

FIRST FLOOR LANDING - A bright and airy landing, flooded with natural light from the front-aspect window. There are useful storage cupboards, a cupboard housing the hot water cylinder, access to the loft space and doors leading to all four bedrooms and the family bathroom.

BEDROOM ONE - A large double bedroom with ample space for wardrobes and a dressing area. French doors open onto a private balcony, from which there are fantastic views over the rear garden and across the adjoining fields. The refitted en suite is particularly well appointed, comprising a double-width shower cubicle, WC, twin wash hand basins with floating storage units beneath, heated towel rail and obscured side-aspect window.

BEDROOM TWO - A well-proportioned double bedroom with a rear-aspect window.

BEDROOM THREE - A further double bedroom, benefiting from a built-in wardrobe and rear-aspect window.

BEDROOM FOUR - A single bedroom with useful wardrobe cupboard and front-aspect window.

FAMILY BATHROOM - A well-appointed family bathroom comprising bath with shower mixer attachment and glazed shower screen, wash hand basin, WC, heated towel rail and obscured front-aspect window.

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OUTSIDE

Predominantly laid to lawn, the rear garden is well stocked with a variety of established flowers, shrubs and trees, with two separate terraces providing excellent areas for outdoor seating and entertaining, while allowing the opportunity to enjoy the sunshine at different times of the day. The garden also benefits from attractive views over the adjoining fields and a personnel door providing direct access into the rear of the garage. To the front, a driveway provides off-road parking for two vehicles and leads directly into the single garage.

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.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND E. (£2,874.02 per annum)

EPC TBC

TENURE Freehold.

CONSTRUCTION TYPE Brick under a tiled 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.

WHAT3WORDS hairspray.valid.overture

VIEWING Strictly by prior appointment only through DAVID BURR.

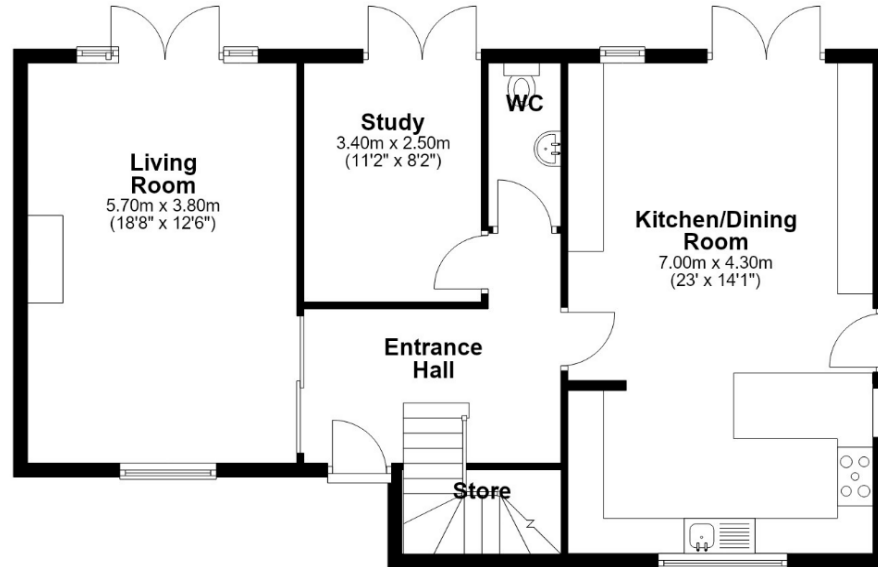
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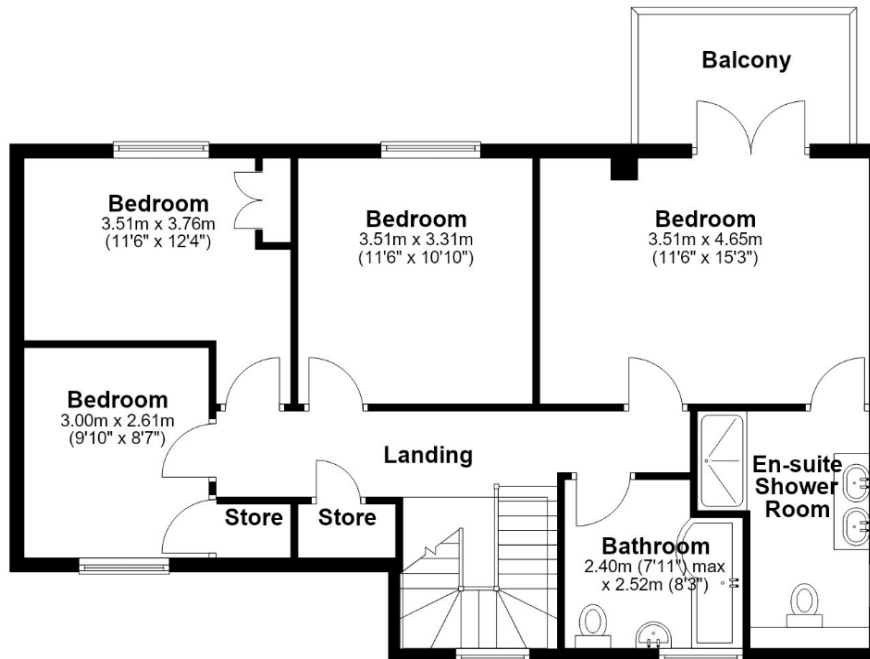
Ground Floor

Approx. 76.6 sq. metres (824.4 sq. feet)



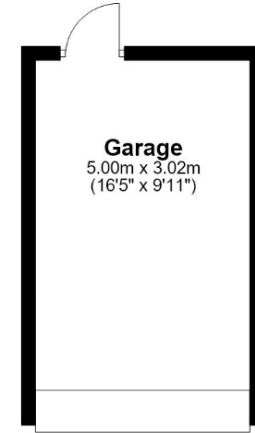
First Floor

Approx. 76.5 sq. metres (824.0 sq. feet)
(excluding Balcony)



Garage

Approx. 15.1 sq. metres (162.7 sq. feet)



Total area: approx. 168.3 sq. metres (1811.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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