

pocock & shaw

Residential sales, lettings & management



13 Lark Hill
Moulton
Newmarket, CB8 8RT

An impressive detached 3 bedroom bungalow pleasantly positioned in this sought after village and benefitting from off road parking, garage and enclosed rear garden. No Chain. EPC:TBC

Early viewing is advised.

Guide Price: £340,000



The highly desirable village of Moulton lies about 4 miles from the horse racing town of Newmarket and is set in attractive undulating countryside much of which is given over to stud farming. The village is renowned for its historic packhorse bridge and has an interesting mix of local facilities including a parish church, shop, post office, primary school and public house together with a regular bus service. Moulton is ideally positioned for relatively good access to both the A14 and A11 dual carriageways. The nearby village of Kennett has its own railway station on the Bury St Edmunds to Cambridge line with connections to London Liverpool St and Kings Cross stations.

This detached bungalow enjoys a pleasant position in Lark Hill and offers spacious well planned accommodation, generous storage, a lovely enclosed garden, plus off road parking and a garage. With the benefit of an oil fired heating system in detail the accommodation includes:

Entrance Hall

With an entrance door and window, radiator, coats cupboard, niche area, boiler cupboard with the oil-fired boiler, airing cupboard with a hot water cylinder, access to the loft space.

Lounge/Dining Room 7.43m (24'5") x 3.67m (12'1") 3.2m min

With a window to the front, window to the rear, fireplace with tiled surround, radiator.

Kitchen 3.53m (11'7") x 3.32m (10'11")

Fitted with a range of base and eye level units with worktop space over, sink with mixer tap, plumbing for washing machine, space for oven, window to the rear, radiator, door to the garden, fitted side table, pantry cupboard.

Bedroom 1 3.74m (12'3") x 3.00m (9'10")

With a window to the front, radiator, double wardrobe.

Bedroom 2 3.01m (9'11") x 2.93m (9'7") min 3.75m max

With a window to the rear, radiator, double wardrobe.

Bedroom 3 2.70m (8'10") x 2.69m (8'10")

With a window to the front, radiator, double wardrobe.

Shower room

Fitted with a two piece suite comprising of a large shower enclosure with shower attachment with glass door, wash hand basin with storage under, with a glazed window to the rear, radiator.

Cloakroom

With a window to the rear, tiled surround and a low level WC, radiator, tiled flooring.

Outside

The property is set behind a front garden laid mainly to lawn with an interesting variety of plants trees and shrubs and a pathway leading to the front door. Shingle driveway to the side providing off road parking and access to the single garage.

The rear garden is of a good size and is laid to lawn with shrub and flower borders, fruit trees, paved patio areas, a timber summer house and garden shed and oil storage tank.





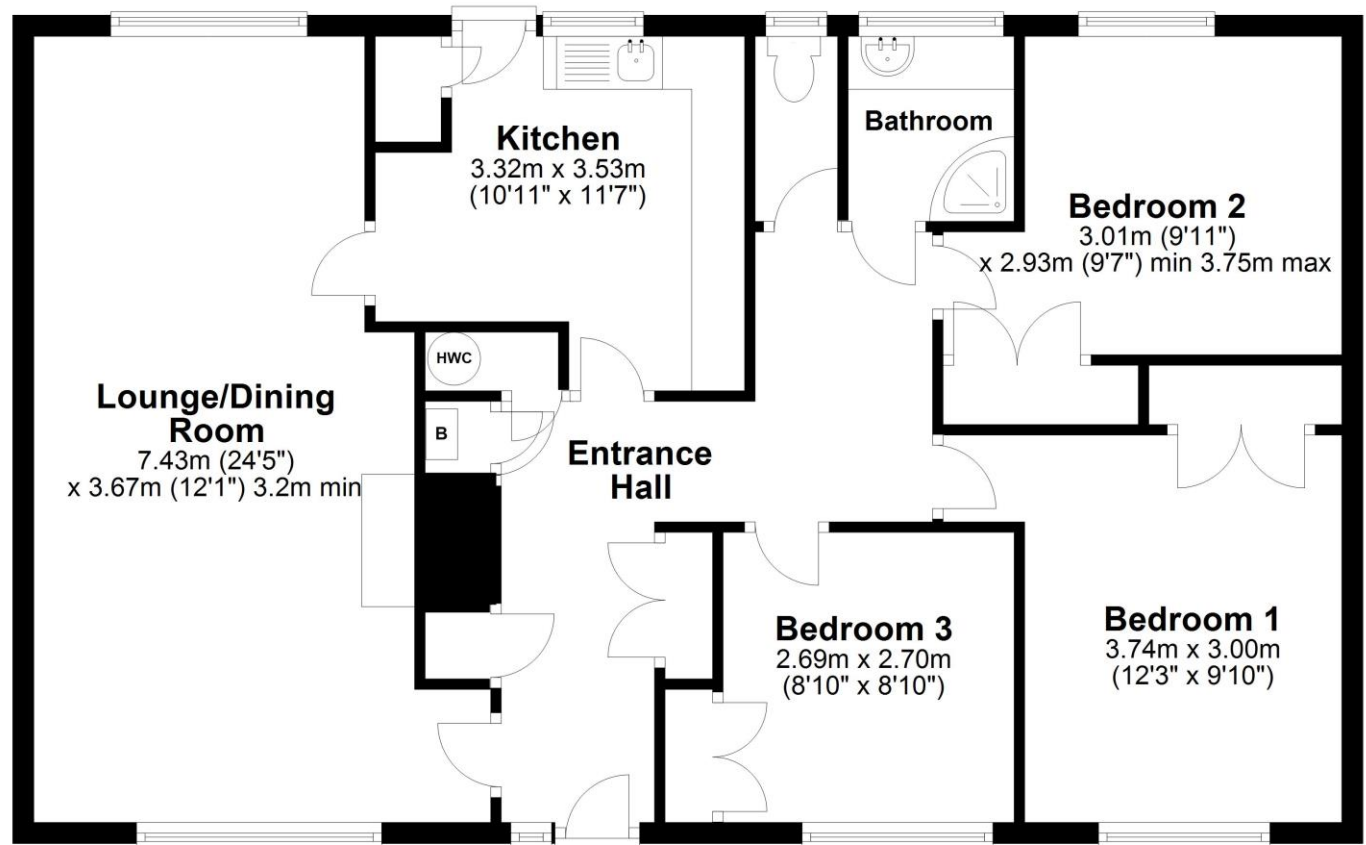
Services

Mains water, drainage and electricity are connected.

Council Tax Band: D Forest Heath District Council

Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS

Ground Floor



pocock & shaw
Residential sales, lettings & management

59 High Street, Burwell, Cambridgeshire
Tel: 01638 668 284
Email: burwell@pocock.co.uk www.pocock.co.uk

An independent firm with four local offices and London marketing via the Mayfair Office

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested