



**17 Dalham Road  
Moulton**

**DAVID  
BURR**







# 17 Dalham Road, Moulton, Newmarket, Suffolk, CB8 8SB

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 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.

This semi-detached bungalow is situated on the outskirts of one of the area’s most sought after villages offer excellent potential for enlargement (subject to planning). The property sits within a large plot with ample parking to the front and generous garden to the rear incorporating a range of useful outbuildings all situated a short walk to the local shop, public house and community centre.

## **A semi-detached bungalow offering excellent development potential with a large garden within walking distance of amenities.**

### **Ground Floor**

**ENTRANCE HALL** With quarry tiled floor.

**SITTING ROOM** A well proportioned room enjoying a double aspect and fireplace with wooden mantelpiece and wooden flooring.

**KITCHEN** Extensively fitted with a range of units under worktops with a stainless steel sink and drainer inset. Appliances include an electric oven and grill, 4 ring hob, plumbing for a washing machine, space for a fridge/freezer and boiler serving radiators.

**CONSERVATORY** With doors opening to the garden.

**BEDROOM 1** A spacious room with fitted wardrobes and outlook to the front.

**BEDROOM 2** Outlook to the rear.

**SHOWER ROOM** Fitted with a white WC, wash basin and large walk-in shower.

### **Outside**

The property is approached by a gravel driveway with lawned front garden set behind a mature hedge line. Gates lead to the rear garden which is generous in proportions with large expanses of lawn flanked by mature hedging. There are a range of useful outbuildings including two brick stores and a timber store.

**TENURE:** Freehold.

**SERVICES:** Mains drainage, electricity and oil-fired central heating.  
**NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk Council.

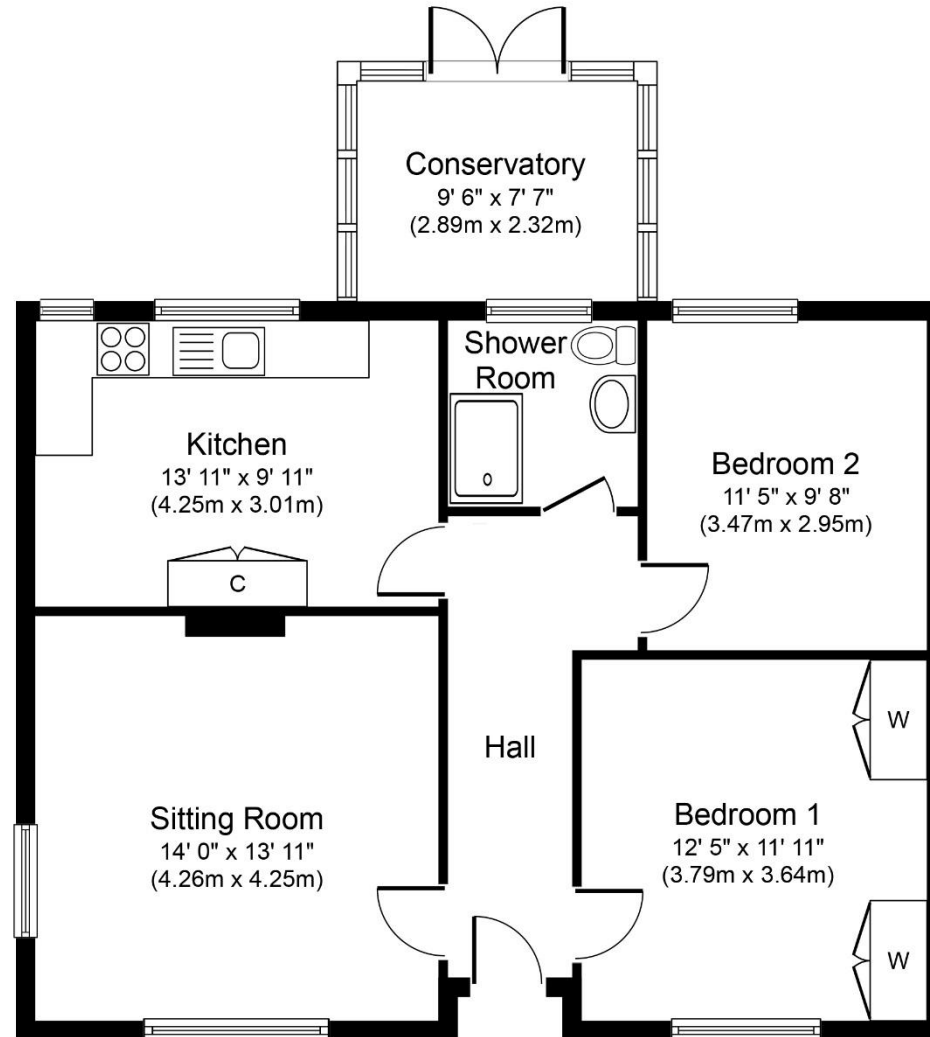
**COUNCIL TAX BAND:** C.

**EPC RATING:** TBC.

**WHAT3WORDS:** plans, fetch, outbound.

**VIEWING:** Strictly by prior appointment through David Burr estate agents.

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**Approximate Floor Area**  
**819 sq. ft.**  
**(76.1 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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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