



**36 St. Peters Avenue
Moulton, Suffolk**

**DAVID
BURR**



36 St. Peters Avenue, Moulton, Newmarket, Suffolk, CB8 8SE

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.

A tastefully modernised and spacious three-bedroom detached bungalow in the ever-popular village of Moulton. Measuring in excess of 1,000 sq.ft of accommodation which has benefitted from a full-face lift throughout. Outside, the spacious driveway, garage and mature front and rear gardens complete the space. The sale further benefits from no onward chain.

A spacious three-bedroom detached bungalow measuring in excess of 1,000 sq.ft in the heart of one of the regions most sought after villages.

Ground Floor

ENTRANCE HALL Entering in the porch area, the entrance hall has wood effect flooring, access to the loft and doors to:

SITTING ROOM With the same wood effect flooring continued, this light and spacious room has sliding doors leading to the:

GARDEN ROOM With sliding doors leading to the rear garden and an integral door to the garage.

KITCHEN/DINING ROOM The modern fitted kitchen has a range of base and wall units with worktops over. A number of these units form a peninsula with a sink inset, dishwasher below and storage cupboards on both sides. Other integrated appliances include an electric oven, electric hob with fan/light above, as well as space for a fridge freezer, microwave oven and plumbing for a washing machine. The room is completed with space for dining overlooking the rear garden. There is a window to the rear aspect and a side door.

BEDROOM 1 A large double bedroom with double aspect windows looking to the front and side of the property.

BEDROOM 2 Another comfortable double bedroom with outlook to the front of the property

BEDROOM 3 The third double bedroom with window overlooking the side aspect of the property.

SHOWER ROOM The shower room has a walk-in shower with a glass screen. There is a vanity unit with an inset basin and storage below, a WC, a heated towel rail, a frosted window to the side aspect and a large storage cupboard with lighting.

Outside

The property is approached by a recently resurfaced driveway. It provides space for multiple cars to park and leads to the **single garage** which as mentioned before has an integral door and is complete with light and power. The remainder of the front aspect has a selection of shrubs and a small tree, as well as access to the side.

The rear garden has been landscaped to provide an easily maintained space, which incorporates attractively planted raised beds. A patio area has been created to give space for dining, and the remainder of the space laid to shingle with a greenhouse in the far corner. In addition, there are two outdoor storerooms ideal for garden tools, table and chairs.

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

TENURE: Freehold.

LOCAL AUTHORITY: West Suffolk District Council.

COUNCIL TAX BAND: Band C. (£1,892.70 per annum).

EPC RATING: Band D.

CONSTRUCTION TYPE: Traditional brick construction.

WHAT3WORDS: snapped.coached.prospered

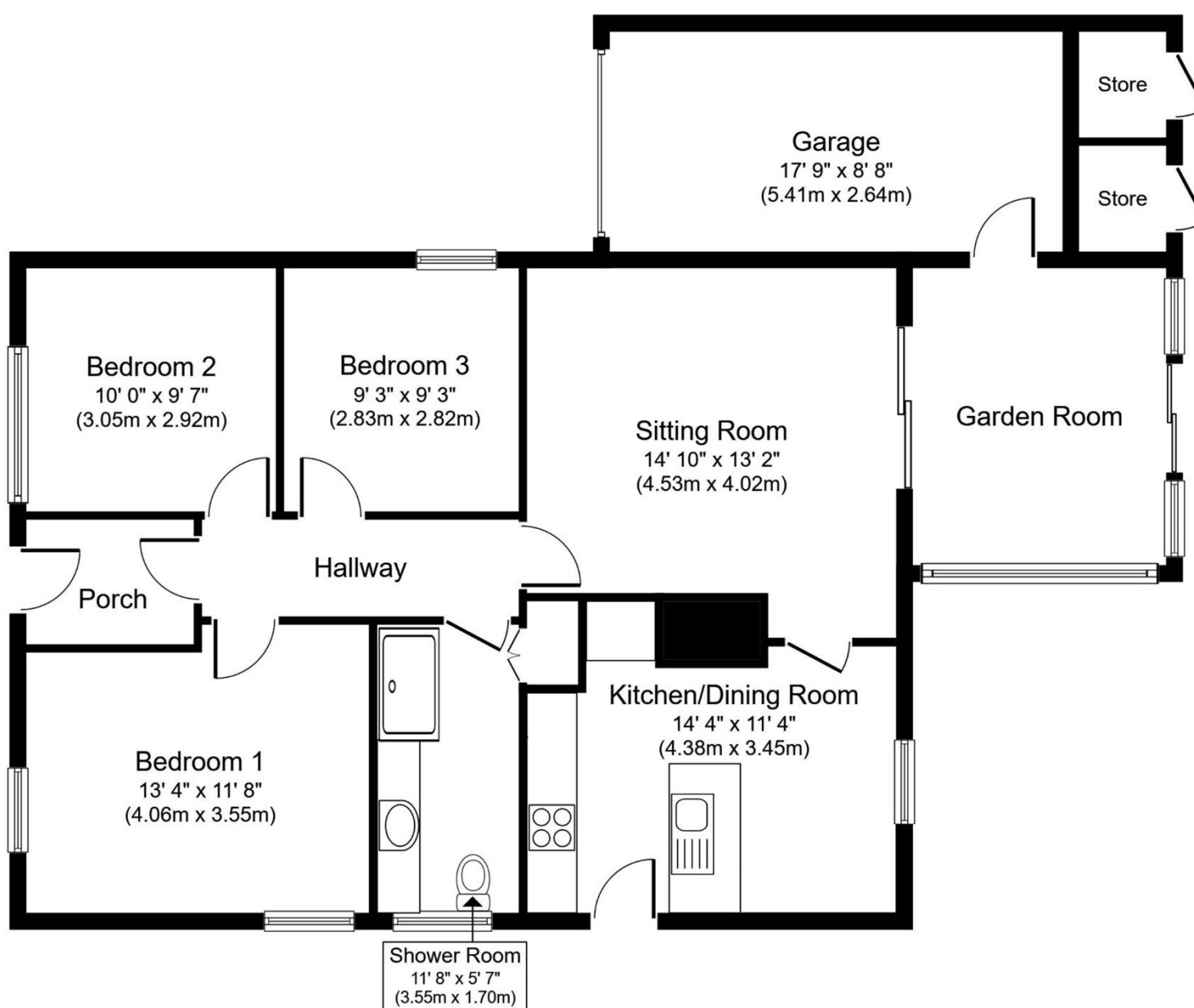
COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Likely with all major providers.

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

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





Ground Floor
Approximate Floor Area
1,200 sq. ft.
(111.5 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.

