



Kingfisher Cottage
Moulton

DAVID
BURR



Kingfisher Cottage, 16 Church Road, Moulton CB8 8SF

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 particularly charming and idyllically positioned two-bedroom cottage boasting a wonderful setting in the vastly popular village of Moulton. The property is presented fantastically and the accommodation consists of a kitchen/dining room, sitting room, cloakroom, two double-sized bedrooms and a bathroom. The south-facing rear garden is beautifully presented and offers an abundance of privacy.

A beautiful brick-and-flint cottage in the wonderful Suffolk village of Moulton.

KITCHEN / DINING ROOM Fitted with a stylish kitchen with units and drawers with worktops over and an inset Butler sink. Integrated appliances include a fridge-freezer, oven and hob. Ample dining space, window to front aspect and French doors leading to the rear garden terrace.

SITTING ROOM Window to front aspect and an inset wood burning stove.

CLOAKROOM Wash hand basin and WC.

First Floor

LANDING Fitted storage and stairs rising from the ground floor.

MASTER BEDROOM Window to front aspect.

BEDROOM 2 Window to front aspect.

BATHROOM A spacious and well-presented bathroom with a freestanding bath, shower cubicle, wash hand basin, WC, heated towel rail and two windows to rear aspect.

Outside

The front garden is predominately lawned with a wonderful selection of shrubs and plants, with then a gravelled section that leads to the side access to the property. The rear garden is also mainly lawned with a paved terrace and an established array of shrubs, plants and flowers throughout.

SERVICES Electric heating. Mains water, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND D.

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WHAT3WORDS chainsaw.limits.sticks

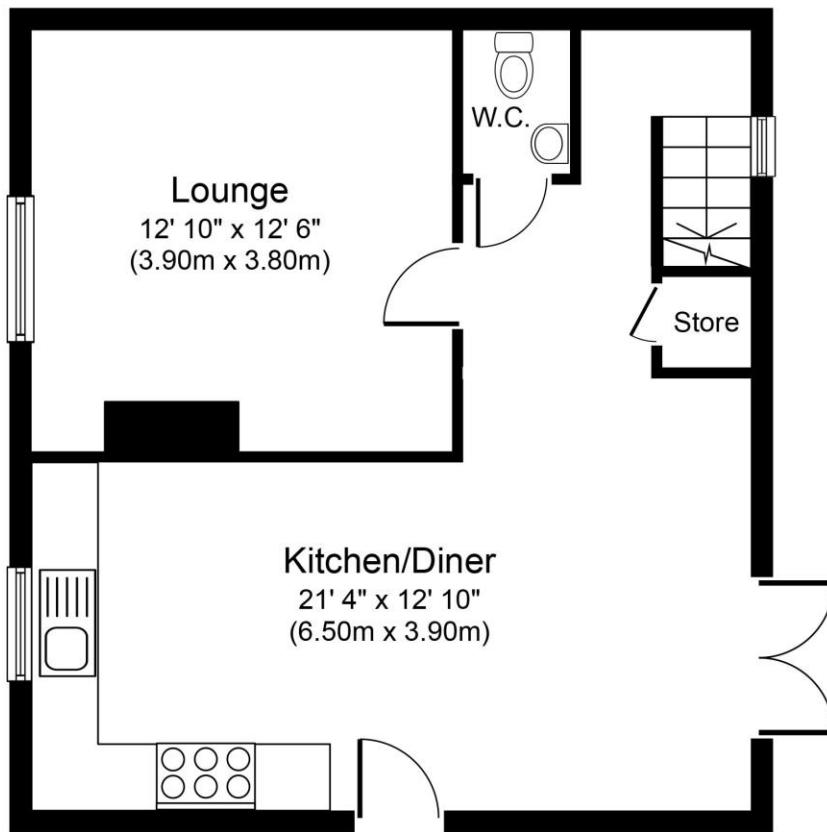
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VIEWING by prior appointment only through David Burr estate agents.

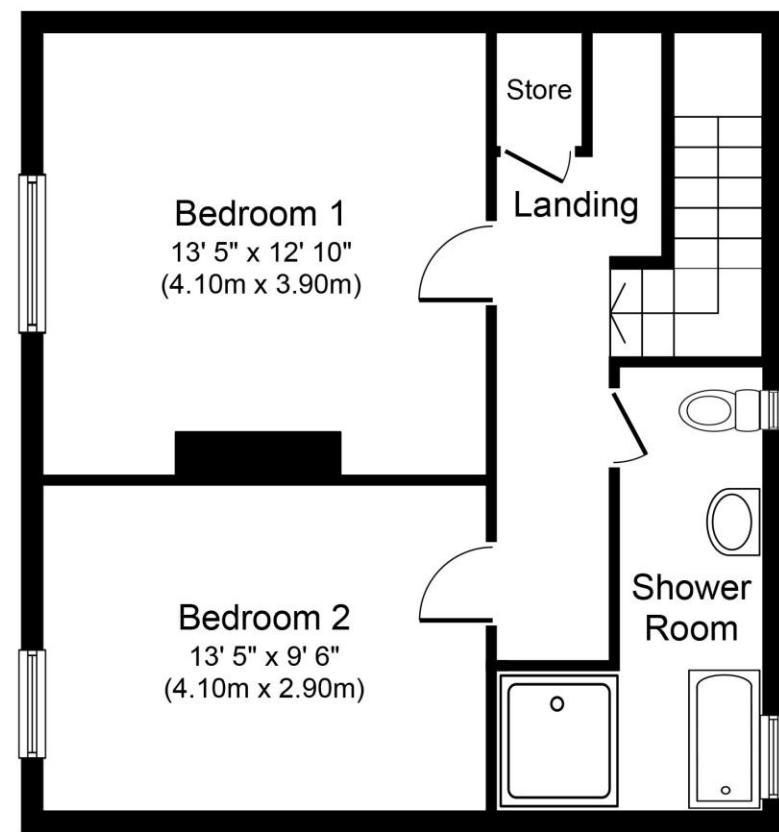
TENANT INFORMATION A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. An increased rent may be requested for permission to keep a pet. Fees may be charged for late payment of rent and mislaid keys.

MANAGEMENT The property is managed by David Burr estate agents.





Ground Floor
Approximate Floor Area
495 sq. ft.
(46.0 sq. m.)



First Floor
Approximate Floor Area
495 sq. ft.
(46.0 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. 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.

