



1 Dalham Road

Moulton | Newmarket | Suffolk



# 1 Dalham Road

Moulton | Suffolk

- Sought after Village Location
- Front and Rear Garden
- Garage and Off Road Parking
- No Onward Chain
- Beautiful Countryside Views
- Lots of Potential



## Two bedroom detached property in the heart of Moulton

1 Dalham Road is set in a sought after location, enjoying attractive views over the Suffolk countryside.

Moulton is a picturesque village surrounded by undulating countryside just three miles from Newmarket. Centred around a large village green, with playing fields, open meadows and a river. Amenities include an excellent primary school, the renowned Packhorse Inn and Moulton Village Stores. The Village sits within the renowned Thee Churches Walk.

# Accommodation

With approximate measurements

*A attractive chalet bungalow set within the picturesque Village of Moulton, just outside Newmarket. It offers huge scope and potential to extend or modernise. Dating back to the 1970's this property offers spacious accommodation and viewing is highly recommended to appreciate what is on offer.*

## Entrance Hall

A glazed door opens into a light and airy entrance hall.

## Kitchen 3.76m x 3.43m (12'4" x 11'3")

Fitted with a range of base storage units with working top surfaces over, shelving, inset sink unit with taps over, electric cooker, fridge/freezer, space and plumbing for a washing machine. Large window overlooking the garden and a door leading into the conservatory.





**Lounge/Sitting Room 15'0" x 15'11" (4.59m x 4.87m)**

From the kitchen walk through into a bright and spacious Sitting Room with a large window to the rear aspect. Electric Fire, carpet and radiators.

**Dining Room 15'0" x 12'12" (4.59m x 3.94m)**

Leading off the Entrance Hall is a generously sized Dining Room, offering views across the front lawn. Carpet and radiators.

**Bedroom One 11'3" x 18'11" (3.43m x 5.78m )**

The landing has a window to the front and access to the roof space. Leading to a very generously sized bedroom with a window to the rear and multiple built-in wardrobes. Beautiful views across the Village.

**Bedroom Two 10'2" x 10'2" (3.1m x 3.1m)**

Bedroom two is a very good size double room with a side aspect window and built-in wardrobes. Carpet and radiator.

**Bathroom 13'8" x 9'2" (4.2m x 2.8m)**

A newly fitted bathroom suite comprising of a walk in shower, WC and Basin. Extractor fan. Mix of recessed and spotlighting. Radiator.





## Outside

The rear of the property is accessed on a quiet Cul De Sac, with a garden path to the doorway, the very good size wrap around garden is mainly laid to lawn with a variety of trees, well stocked flower beds and a terrace. The rear of the property has a driveway with parking for multiple cars and access to a garage with an Electric Door.



## Discover Suffolk

Moulton is a picturesque village surrounded by undulating countryside just three miles from Newmarket. Centred around a large village green, with playing fields, open meadows and a river. Amenities include an excellent primary school, the renowned Packhorse Inn and Moulton Village Stores. The Village sits within the renowned Three Churches Walk

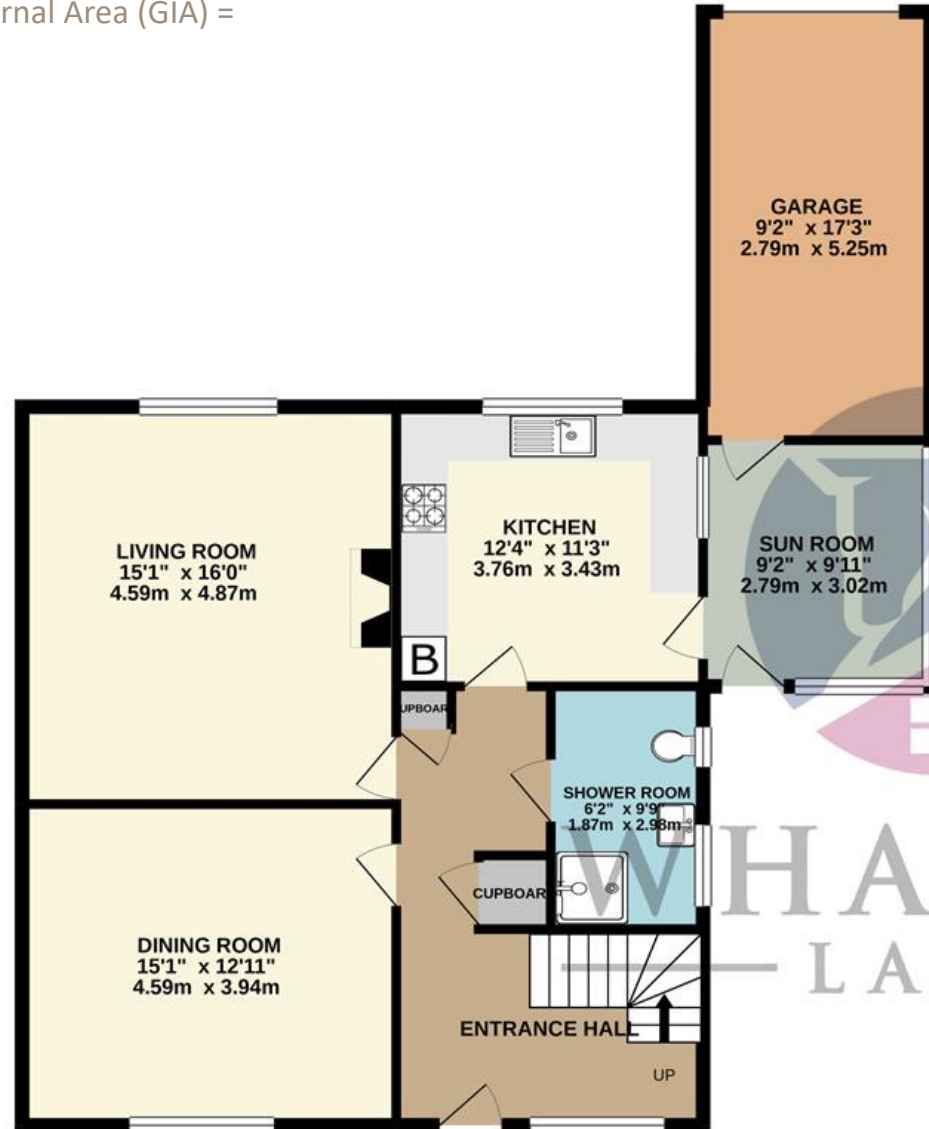
Horseracing is at neighbouring Newmarket, a number of interesting golf courses nearby, sailing and water sports on the River Orwell and an outstanding 50 mile (80 km) heritage coastline and an Area of Outstanding Natural Beauty encompassing Aldeburgh and Southwold.

# Floorplan

Approximate Gross Internal Area (GIA) =  
1523 ft<sup>2</sup> (141.5 m<sup>2</sup>)



GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.

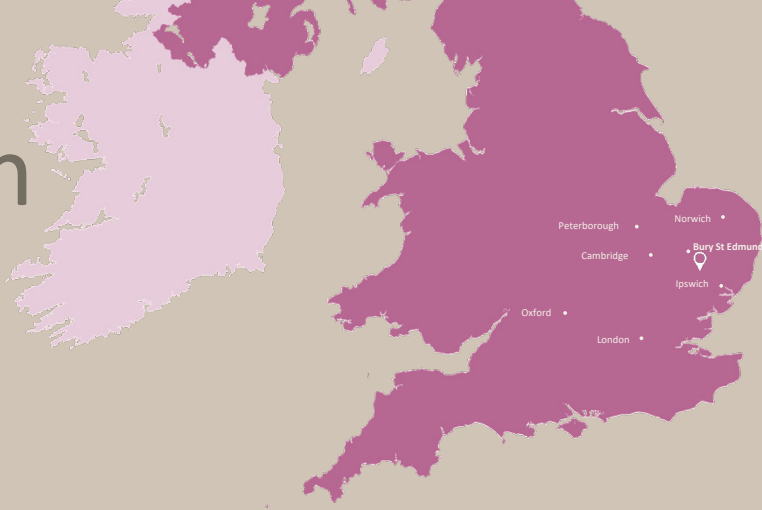


1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



WHATLEY  
— LANE —

# Situation



Newmarket	43miles
Sudbury	10 miles
Bury St. Edmunds (A14)	10 miles
Stowmarket	10 miles
Colchester	22 miles
Cambridge	38 miles



Aldeburgh (Suffolk Heritage Coast)  
75 mins / 40 miles



*From Colchester*  
London Liverpool Street  
(49 mins)  
*From Cambridge*  
London Kings Cross  
(50 mins)



London Stansted Airport  
(70 mins / 40 miles)  
Cambridge International Airport  
(60 mins / 40 miles)



There is a wide choice of excellent schooling, both Private and State, within the area.  
PRIVATE includes: Old Buckingham Hall (3-13); Culford School (1-19); South Lee School (2-13).  
STATE includes: Cockfield CEVC Primary School (4-11); Thurston Community College (11-18). University of Suffolk at West Suffolk College - Further Education.



# General Information

## Tenure

The property is Freehold.

## Service

Mains water, drainage, electricity. Oil-fired central heating.

**AGENT'S NOTE: none of these services have been tested.**

## Local authority

West Suffolk Council

## Viewing arrangements

Strictly by prior appointment through Whatley Lane. If there is anything of particular importance, please contact us to discuss, especially before embarking upon your journey to view the property.

## Directions (CB8 8SB)

From London/Cambridge/Bury St. (by car) exit the M11 and take the Take A1303 and A1304 to Moulton Road Newmarket. Turn right onto The St/B1085. Turn right onto Dalham Road. The property is marked by our FOR SALE Sign on your Right Hand Side.



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