

pocock & shaw

Residential sales, lettings & management



16 Benefield Road,
Newmarket
Suffolk
CB8 8SW

An extended three bedroom semi detached family home offering well presented, spacious living accommodation and benefiting from an enclosed rear garden, a conservatory and a large brick garage/workshop/potential garden office. With ample parking, and an oil fired central heating system. EPC: D

Asking Price: £349,950



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.

16 Benefield Road is pleasantly situated along a no through road and offers a superb opportunity to purchase a three bedroom family home in this ever popular and highly desirable village. This semi detached house has been cleverly extended and modernised in recent times to provide spacious well planned accommodation, with a generous enclosed rear garden and large garage/workshop and, unusually, with ample parking at the front and rear of the property.

With the benefit of an oil fired heating system, in detail the accommodation includes:

Ground Floor

Entrance Hall

With an entrance door, radiator, stairs rising to first floor, under stairs storage.

Sitting Room 6.76m (22'2") x 3.79m (12'5")

With a window to front and rear aspects, feature fireplace, two radiators, alcove fitted shelving.

Kitchen/Diner 7.09m (23'3") x 3.69m (12'1")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated larder fridge, freezer and dishwasher, plumbing for washing machine, fitted double oven, 6 ring gas range, with a window to rear and side aspect, window to front aspect, radiator, wall mounted oil boiler serving heating system and domestic hot water with timer control, storage cupboard.

Conservatory

With glazed windows and French doors opening to rear garden.

First Floor

Landing

Access to loft space, window to side aspect, radiator.

Bedroom 1 3.77m (12'4") x 3.15m (10'4")

With a window to front aspect, storage cupboard, radiator.

Bathroom

Fitted with three piece suite comprising bath with hand shower attachment over, tiled enclosure with fitted shower above, glass screen and stainless steel mixer tap, wash hand basin in vanity unit with storage under, mixer tap, tiled surround, mirror, shaver point and light, low-level WC, with a window to rear and side aspect, heated towel rail.

Bedroom 2 3.84m (12'7") max x 2.89m (9'6")

With a window to rear aspect, radiator.

Bedroom 3 2.68m (8'10") x 2.61m (8'7")

With a window to front aspect, useful shelved storage cupboard, radiator.

Outside

The front garden is mainly brick paved with shrub and flower borders, oil tank to side.

To the rear is an enclosed rear garden laid mainly to lawn with shrubs and borders and access to the garage/workshop, gated access to the rear of the property providing additional parking.

Garage / workshop

The large garage / workshop / potential home office, has an up and over door, with power and lighting.

Services

Mains water, gas and electricity are connected.

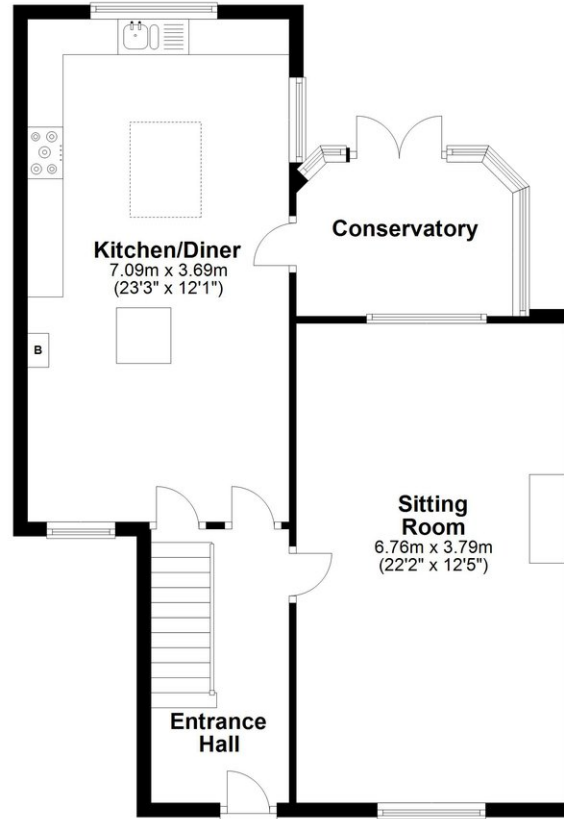
Council Tax Band: C West Suffolk

Viewing: Strictly by arrangement with Pocock & Shaw. KS

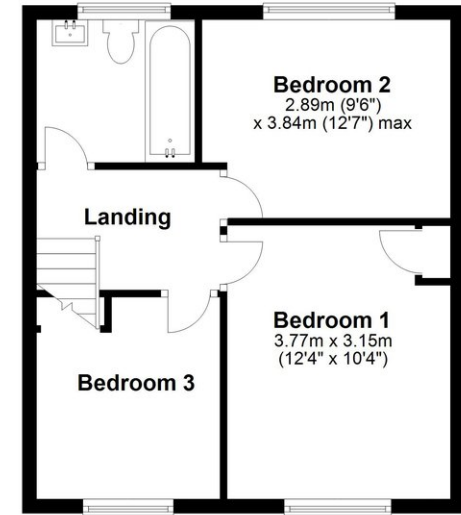




Ground Floor



First Floor



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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