MOLYNEUX
ESTATE AGENTS



Turnpike Road

Red Lodge, IP28

Price £350,000

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Description

This unique, dormer-style home offers an abundance of accommodation, within a sought-after village and non-estate location, and also benefits from a generous sized driveway, garage and rear garden which is predominantly laid to lawn with a patio area for seating.

Turnpike Road, once the primary A11 route through Red Lodge, boasts excellent transport links to Newmarket, Cambridge, London, Bury St Edmunds and Norwich via the A11 and A14 dual carriageways, whilst there are train stations in Kennett, Newmarket and Ely allowing for convenient access to London and other major destinations. This particular property is also within walking distance of a Tesco Express as well as the Red Lodge Steakhouse and bar.

Upon entering the property you will find a welcoming, central entrance hall providing access into three well-proportioned downstairs bedrooms at the front of the home, before opening into an impressive, open plan lounge and dining room.

There is a modern, fully fitted kitchen which offers a range of wall and base level units, stainless steel sink and drainer, plus ample space for a Range style cooker, whilst a separate utility room provides further space for additional appliances.

Conveniently, the property includes a downstairs family bathroom comprising W.C, wash hand basin and corner bath with a shower attachment over, providing a useful bathroom facility for all generations of the family.

The downstairs accommodation is concluded by a large conservatory which extends across the rear of the property, with French doors overlooking the rear garden.

Upstairs the property features an expansive primary bedroom, spanning over 23ft across at the maximum measurement, with triple aspect windows allowing natural light to flood inside, built in wardrobes and cupboard space, plus an en suite shower room with W.C and wash hand basin.

Red Lodge is a growing village, set within the Suffolk countryside, offering an abundance of amenities such as Tesco Express and Nisa convenience store, Reynard Surgery GP, Day Lewis pharmacy, Red Lodge Dental Practice, a fish and chip shop and takeaway as well as the Red Lodge Pavilion which includes a large children's playground, multi-use games area, playing field and a car park.

There are two primary schools, The Pines and St. Christophers.

Measurements

Kitchen - 15'7" x 9'7"

Utility Room - 9'10" x 8'7"

Lounge - 22'00" x 9'8"

Dining Room - 11'9" x 10'4"

Conservatory - 22'00" x 8'00"

Bedroom - 23'10" max (13'10" min) x 14'00" max (5'2" min)

En Suite - 6'8" max x 6'5" max

Bedroom - 16'4" max x 8'9" max

Bedroom - 11'2" max x 8'10" max

Bedroom - 9'2" max x 8'5" max

Downstairs Bathroom - 7'3" x 6'7"

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct

anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

We understand a planning application has been granted for a small development of four dwellings at 66, Turnpike Road, details of which can be found on the West Suffolk planning portal under reference DC/25/0125/FUL.

Council Tax Band - West Suffolk, B.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

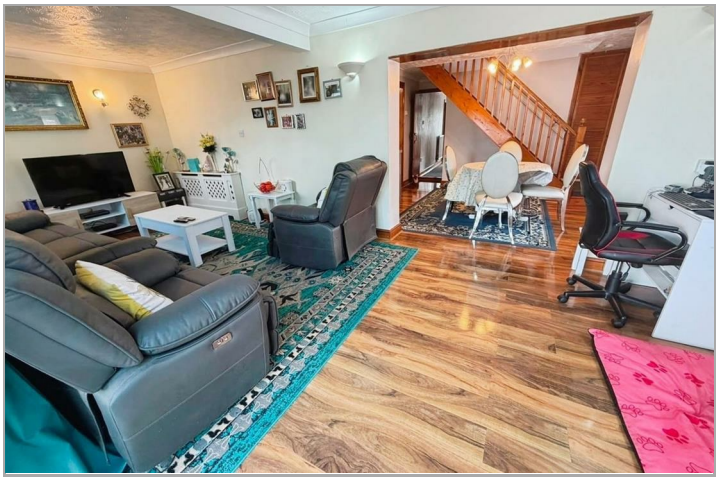
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.













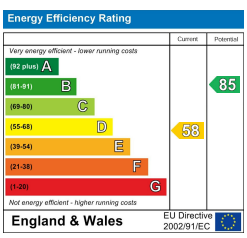


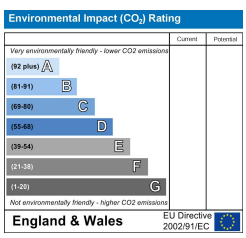


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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