



Bilberry Close

Red Lodge, IP28

Offers over £350,000

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Description

Guide Price £350,000 - £360,000.

This detached, family home is available with no onward chain and enjoys a sought-after cul de sac location in the popular, growing village of Red Lodge. The property sits within a modern residential development and enjoys excellent transport links which provide convenient access to Newmarket, Cambridge and London as well as Thetford and Norwich in the other direction.

Upon entering the property you will find a welcoming and spacious central entrance hall with stairs leading to the first floor landing, a large and useful understairs storage cupboard with power sockets as well as a cloakroom W.C with wash hand basin.

There is a generous sized lounge with a window to the front and patio doors overlooking the rear garden, which allows natural light to flood inside the primary living space.

The property also enjoys a separate dining room offering versatility, with the potential to use this space as a home office, family room, play room or second sitting room for example.

The downstairs accommodation is concluded by a generous sized kitchen/ breakfast room which offers a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated appliances to include a washing machine, fridge freezer, dishwasher and cooker, plus a five-ring gas hob with an extractor hood fitted over. The kitchen also houses a wall mounted boiler, serving a mains gas fired central heating system, and an external door leading outside, into the rear garden.

Upstairs, the first floor landing provides access into four well-proportioned bedrooms with built in storage to all but the smallest room, plus a family bathroom, and includes an airing

cupboard housing a hot water cylinder.

The family bathroom comprises W.C, wash hand basin and a bath with shower attachment, whilst the property also boasts two en-suite shower rooms which both include a W.C, wash hand basin and shower cubicle.

Outside, the house benefits from an exceptional, tandem length garage with an electric front door, personal door access from the rear garden as well as power and light. There is also driveway off street parking immediately in front of the garage.

The rear garden is fully enclosed, with a side access gate, and predominantly laid to lawn with a selection of small trees in addition to a generous decking area which would be ideal for seating and entertaining.

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 also two primary schools, The Pines and St. Christophers.

Measurements

Kitchen/ Breakfast Room - 13'7" x 12'8"

Lounge - 19'7" x 11'6"

Dining Room - 12'7" x 9'6"

Bedroom - 11'6" x 9'9"

Bedroom - 11'7" max x 8'5" max

Bedroom - 10'10" max x 8'4" max

Tel: 01638 474164

Bedroom - 7'9" max x 7'2" max

Family Bathroom - 7'9" max x 6'2" max

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

Council Tax Band - West Suffolk, D.

We understand there is an ongoing Crest Nicholson development nearby, full details of which can be found on West Suffolk Planning Portal under ref. DC/19/2347/FUL.

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.

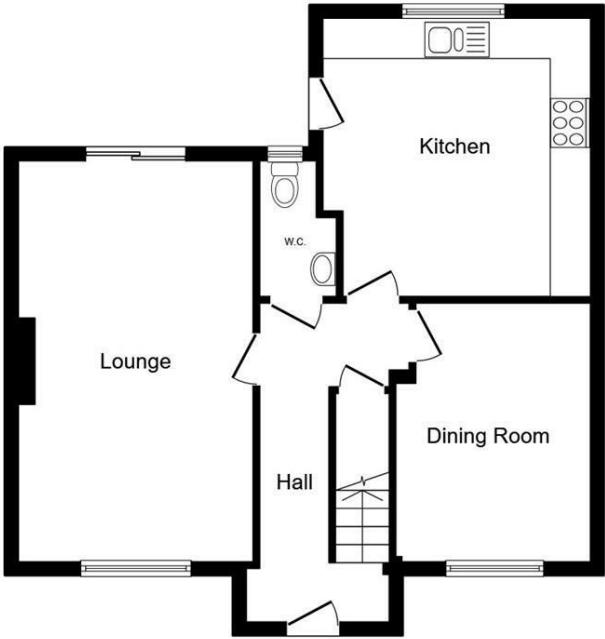
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

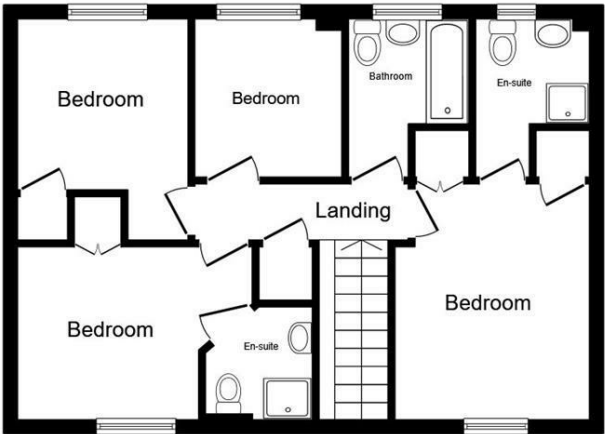
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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





Ground Floor

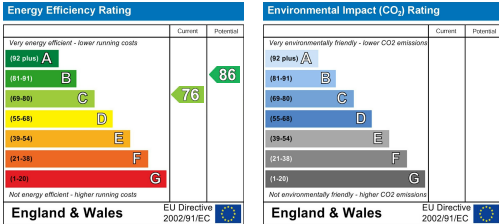


First Floor

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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