MOLYNEUX
ESTATE AGENTS



# Fern Way

Red Lodge, IP28

Guide Price £260,000 - £270,000

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### Description

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Offered to the market with NO ONWARD CHAIN is this spacious and modern three-storey family home, boasting three well-proportioned bedrooms and a generous living room, as well as two allocated parking spaces.

Upon entering, you are welcomed by an attractive entrance hallway, providing access into the kitchen, living room and downstairs WC. The living room is laid with hard flooring throughout and features UPVC French doors to the rear garden, with full length UPVC windows either side, allowing natural light to flood the space. The fully fitted kitchen boasts a range of contemporary wall and base level units which include integrated cooker and grill, gas hob with extractor, integrated dishwasher, washing machine and fridge/ freezer, plus stainless steel 1.5 sink and drainer. An Ideal combination boiler is neatly housed within a wall-mounted kitchen cupboard, while there is additional space in the kitchen for a breakfast/ dining table.

A large principal suite occupies the top floor of this property, complemented by an en suite shower room and mirrored double wardrobe, as well as two skylight windows and an airing cupboard. On the first floor, you will find a commodious second bedroom, with full length mirrored wardrobe included for ample storage. Adjacent is the family bathroom, complete with WC, hand wash basin and bath, with shower attachment, tiled to full height. The third bedroom is also accessed from the first floor landing.

In addition to the main living accommodation, the property enjoys a fully enclosed rear garden, which is predominantly laid to lawn, with a small timber shed and well-maintained patio that leads to a rear access gate. The property benefits from two allocated parking spaces located to the rear of the garden.

Red Lodge benefits from excellent transport links to Newmarket, Cambridge, Bury St. Edmunds and London, as well as Norwich in the other direction via the nearby dual carriageway.

### Measurements

Kitchen - 17'7" x 7'9" max

Living Room - 13'6" x 12'10"

WC - 5'9" x 2'9" max

Bedroom 1 - 12'11" x 12'4" max (plus dressing space leading to en suite)

En Suite - 9'5" x 9'4" max

Bedroom 2 - 12'11" x 12'5"

Bedroom 3 - 11'0" x 6'3"

Family Bathroom - 6'10" x 6'3"

### Anti-Money Laundering and 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
There is a maintenance charge, payable to Greenbelt Group, for the management and maintenance of land on the development which includes amenity trees, fencing, grass, hedges, pathways, play areas, shrubs, signage, street furniture, SuDS, woodland and structure belts. The most recent fee was £319.87 which covers 01/12/25 - 30/11/26.

There is also a service charge, payable to First Port, which for the maintenance of the communal car parking area. The most recent fee was £222.10 which covers 01/01/26 - 31/12/26.

Council Tax Band - West Suffolk, C.

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.

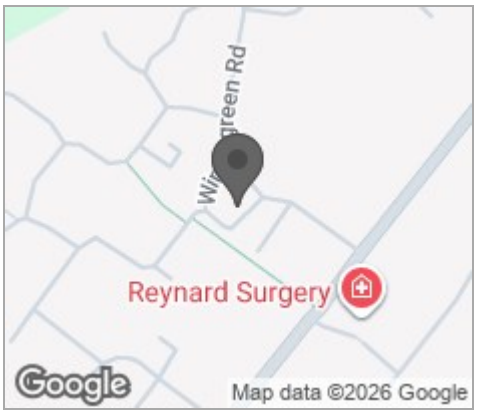
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

















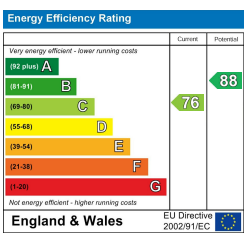


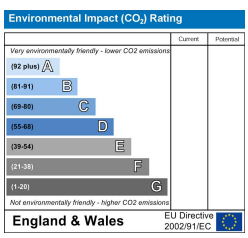


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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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