



## Fennel Drive

Red Lodge, IP28

Price £260,000



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## Description

This modern, semi-detached home is available with no onward chain and benefits from an individual and well considered layout as well as close proximity to local shops and amenities. The property is located at the heart of Red Lodge village which offers excellent transport links 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 entrance hall with ample space to remove coats and shoes, as well as a useful coat cupboard and a storage cupboard beneath the stairs.

There is a lounge, with French doors overlooking the rear garden, and an impressive kitchen/ dining room which offers a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated cooker with gas hob and extractor hood fitted over plus space for a freestanding dishwasher and fridge/ freezer. The kitchen/ dining room provides ample space for a dining table and also enjoys French doors overlooking the garden.

The downstairs accommodation is concluded by a utility room with additional base level units and further space for appliances, stainless steel sink and drainer, plus a downstairs W.C and wash hand basin.

Upstairs the property boasts three well-proportioned bedrooms and includes an impressive primary bedroom with two built in wardrobes and an en suite shower room comprising W.C, wash hand basin and shower cubicle. There is also a family bathroom, which comprises W.C, wash hand basin, bath with shower attachment over and a wall mounted chrome towel radiator, as well as a useful airing cupboard on the first floor landing housing a Vaillant gas combination boiler.

Outside, the house benefits from two parking spaces and a side access gate which leads into a fully enclosed rear

garden. The garden is predominantly laid to lawn with a patio area for seating/ entertaining and a useful timber storage shed.

Red Lodge boasts 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/ Dining Room - 15'11" x 10'1"

Lounge - 15'11" x 10'3"

Bedroom - 10'8" x 9'7"

Bedroom - 14'0" x 8'1"

Bedroom - 9'2" x 7'6"

Measurements are taken from original new home sales particulars for this property due to irregular room shapes.

## 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.

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

#### Agents Note

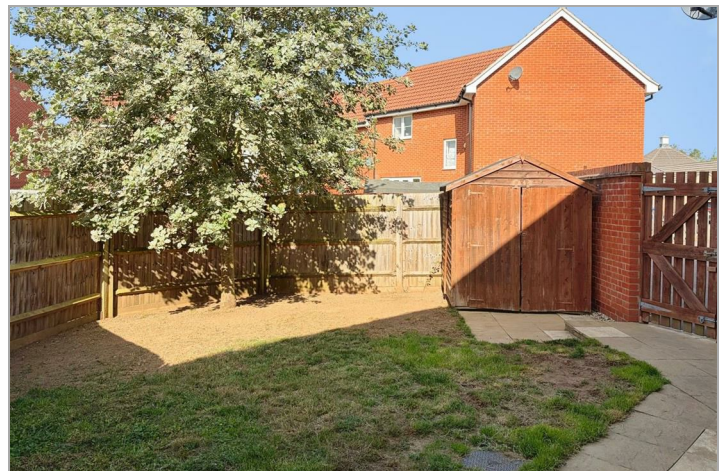
Council Tax Band - West Suffolk, C.

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.

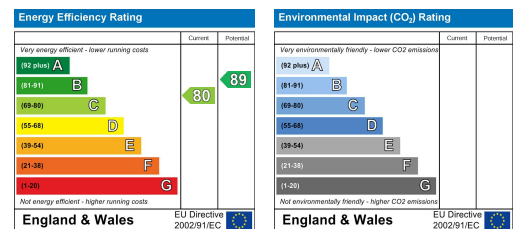
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.





## Viewing

Please contact our Mildenhall Office on 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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