



**Acorn Way, Red Lodge**

**Sheridans**







# Acorn Way, Red Lodge IP28 8FY

Guide Price £280,000

CHAIN FREE modern three bedroomed townhouse offering versatile accommodation in popular location with garage and garden.

Built approximately 16 years ago of traditional brick construction beneath a tiled roof, this well-presented townhouse presents accommodation spread over three floors and is offered with no onward chain. The house benefits from full double glazing and gas fired radiator central heating and the light and airy accommodation currently in brief comprises of an entrance door opening to the entrance hall, with stairs off to first and second floors and door to a useful ground floor cloakroom. The open plan kitchen/dining room is a particularly spacious room fitted with a range of units providing plenty of drawer and cupboard space beneath preparation surfaces, complemented by built-in appliances including a smart range oven. There is a useful cupboard and French doors open to the rear garden.

On the first floor is a landing with stairs off to the second floor and doors to a light and airy sitting room and bedroom with fitted wardrobe and en-suite shower room.

On the second floor is a further landing leading to two further bedrooms and the family bathroom which completes the accommodation.

## Outside

To the front is an area of garden with pathway to the entrance door. The fully enclosed rear garden is laid to lawn. At the end of the garden is a gate leading to a single garage (en bloc) and parking space to front.

## Location

The village of Red Lodge benefit from local amenities including public houses, child friendly parks and playing field. There is a village supermarket, pharmacy and doctors surgery, hairdressers, post office, sports centre and primary school. There is a local train station in Kennett also has a railway station, 3.8 miles away, with branch line connections direct to Cambridge and Ipswich, making the property highly commutable. Just 6.6 miles away, Newmarket, world famous as the headquarters of British horseracing, is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Newmarket itself provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; nearby Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11) with fast road links to Cambridge, Norwich, Ipswich, the East Coast and London. Cambridge Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive along the M11.

## Directions

Coming into Red Lodge from the A11 junction onto Warren Road and the Warren Road roundabout, turn left into Hundres Acre Way and take the next left into Russett Drive. Then turn left into Acorn Way, where the property will be found ahead.

## Services

Mains gas, electricity, water and drainage connected

Council - West Suffolk - Tax Band D

Broadband speed: Up to 1800 mbps available (Source Ofcom)

- CHAIN FREE
- Versatile Accommodation
- Open plan kitchen/diner
- Double glazing, gas fired radiator central heating
- 3 Double Bedrooms
- 2 Bathrooms
- Garage and parking
- Village with excellent facilities and good transport links

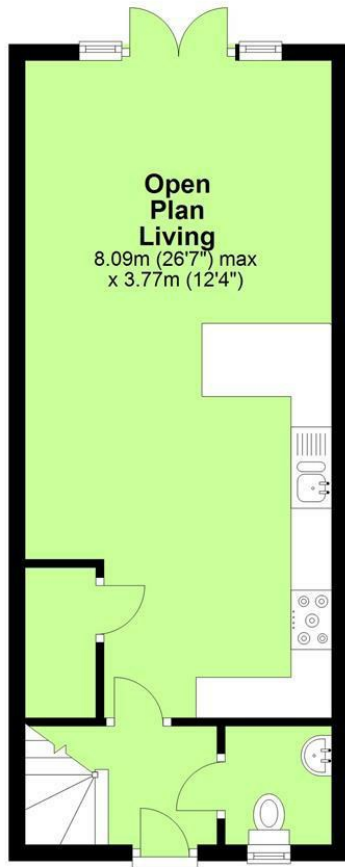
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Very Low Risk



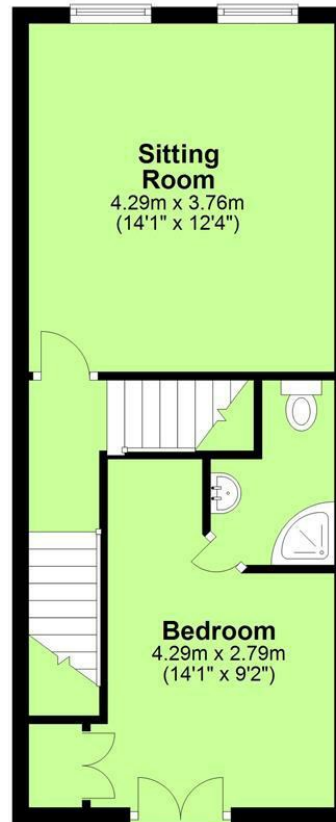
### Ground Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



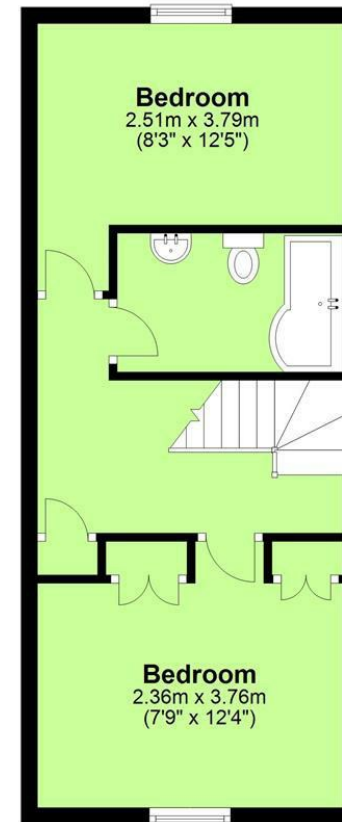
### First Floor

Approx. 36.3 sq. metres (390.6 sq. feet)



### Second Floor

Approx. 35.8 sq. metres (384.9 sq. feet)



Total area: approx. 108.4 sq. metres (1167.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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