



Radcliffe & Rust
Residential sales & lettings

21 Snowdrop Way, Red Lodge IP28 8WQ
Guide Price £220,000

Radcliffe & Rust are delighted to offer, for sale, this immaculately presented Two bedroom mid-terrace house. Located in the popular village of Red Lodge, between Bury St Edmunds and Newmarket, Snowdrop Way enjoys a convenient position with excellent access to both town and countryside. The village offers a wide range of everyday amenities, including a supermarket, pharmacy, GP surgery, cafés, takeaway restaurants, children's play parks and a community centre, making it well suited to families, professionals and retirees alike. Red Lodge also benefits from a well-regarded primary school, whilst a selection of highly regarded secondary schools can be found in nearby Newmarket and Bury St Edmunds. For commuters, the A11 is just moments away, providing excellent road links to Cambridge, Bury St Edmunds, Thetford and Norwich, with the M11 offering onward connections towards London. The surrounding area is renowned for its beautiful countryside, walking routes and cycling opportunities, whilst Newmarket's famous racecourses, shops, restaurants and leisure facilities are all within easy reach. Combining a welcoming village atmosphere with superb transport links and a wealth of local amenities, Red Lodge continues to be one of Suffolk's most desirable places to call home.

The property is approached via a pedestrian walkway, set back from the road to create a peaceful and private setting. Attractive planting frames the entrance, while once inside you are welcomed by a bright entrance hall finished with attractive oak-effect flooring and calming blue décor, immediately setting the tone for the stylish accommodation beyond. The hallway also benefits from a useful storage cupboard and a modern ground floor cloakroom fitted with a contemporary white suite.

Positioned to the front of the home, the kitchen has been thoughtfully designed to maximise both storage and workspace. Finished with sleek high-gloss white cabinetry complemented by contrasting dark worktops and a contemporary mosaic-effect splashback, it offers an attractive and practical environment. Integrated appliances include a Zanussi double oven with a gas hob and extractor hood above, washing machine is included as part of the sale, and space for fridge/freezer. A large front-facing window fills the room with natural light, creating a bright and airy feel.

To the rear of the property, the spacious living and dining room spans the full width of the home, creating a superb social space for relaxing and entertaining. Warm oak-effect flooring flows throughout, while neutral décor provides a versatile backdrop for a variety of furnishings. There is ample room for both comfortable seating and a dining table, with a useful study area neatly positioned beneath the staircase, making an ideal work-from-home space. French doors, flanked by full-height glazed side panels, allow natural light to pour into the room and provide seamless access onto the rear garden.

The first floor is accessed via a carpeted staircase leading to a bright landing.

The principal bedroom is an impressive double room, beautifully presented in soft neutral tones with a feature sage green wall adding warmth and character. Plush cream carpeting enhances the sense

of comfort, while two rear-facing windows provide excellent levels of natural light and pleasant views over the garden. The room offers generous proportions, comfortably accommodating a range of bedroom furniture to create a peaceful and relaxing retreat.

Bedroom Two is currently arranged as a luxurious dressing room, fitted with an extensive range of hanging rails, shelving and drawer storage. Originally designed as a second double bedroom, the room retains its excellent proportions and could very easily continue as a dressing room or be reinstated as a spacious bedroom, nursery or home office to suit the new owner's lifestyle.

Serving the first floor is the main bathroom, finished with contemporary grey tiling and a modern white three-piece suite comprising a panelled bath with a glazed shower screen and shower over, pedestal wash hand basin and WC. Rich green painted walls provide a stylish contrast to the neutral tiling, creating a space that feels both contemporary and inviting.

Outside, the south-facing rear garden has been thoughtfully landscaped to create a private and low-maintenance outdoor retreat. A generous paved terrace immediately adjoins the property, providing an ideal space for outdoor dining and entertaining, while the well-kept lawn is bordered by colourful, established flower beds that provide interest throughout the seasons. Timber fencing encloses the garden, creating an excellent degree of privacy, while a gated rear access provides convenient access to the parking area.

The property also benefits from one allocated off-road parking space within the nearby residents' parking area, while ample on-street parking is available nearby for additional vehicles.

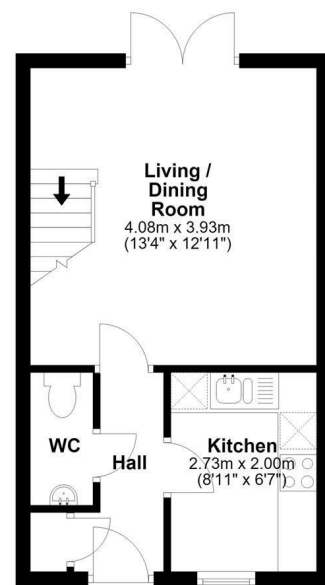
Agent Notes

Tenure: Freehold
Council tax: Band B

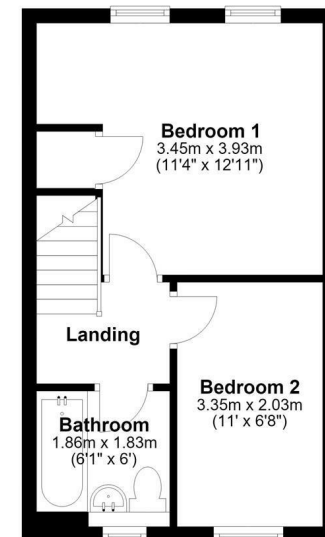




Ground Floor
Approx. 27.1 sq. metres (292.1 sq. feet)



First Floor
Approx. 27.2 sq. metres (293.0 sq. feet)



Total area: approx. 54.4 sq. metres (585.1 sq. feet)

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

