



Sanfoin Close, Red Lodge, IP28 8JW

**CHEFFINS**

## Sanfoin Close

Red Lodge,  
IP28 8JW

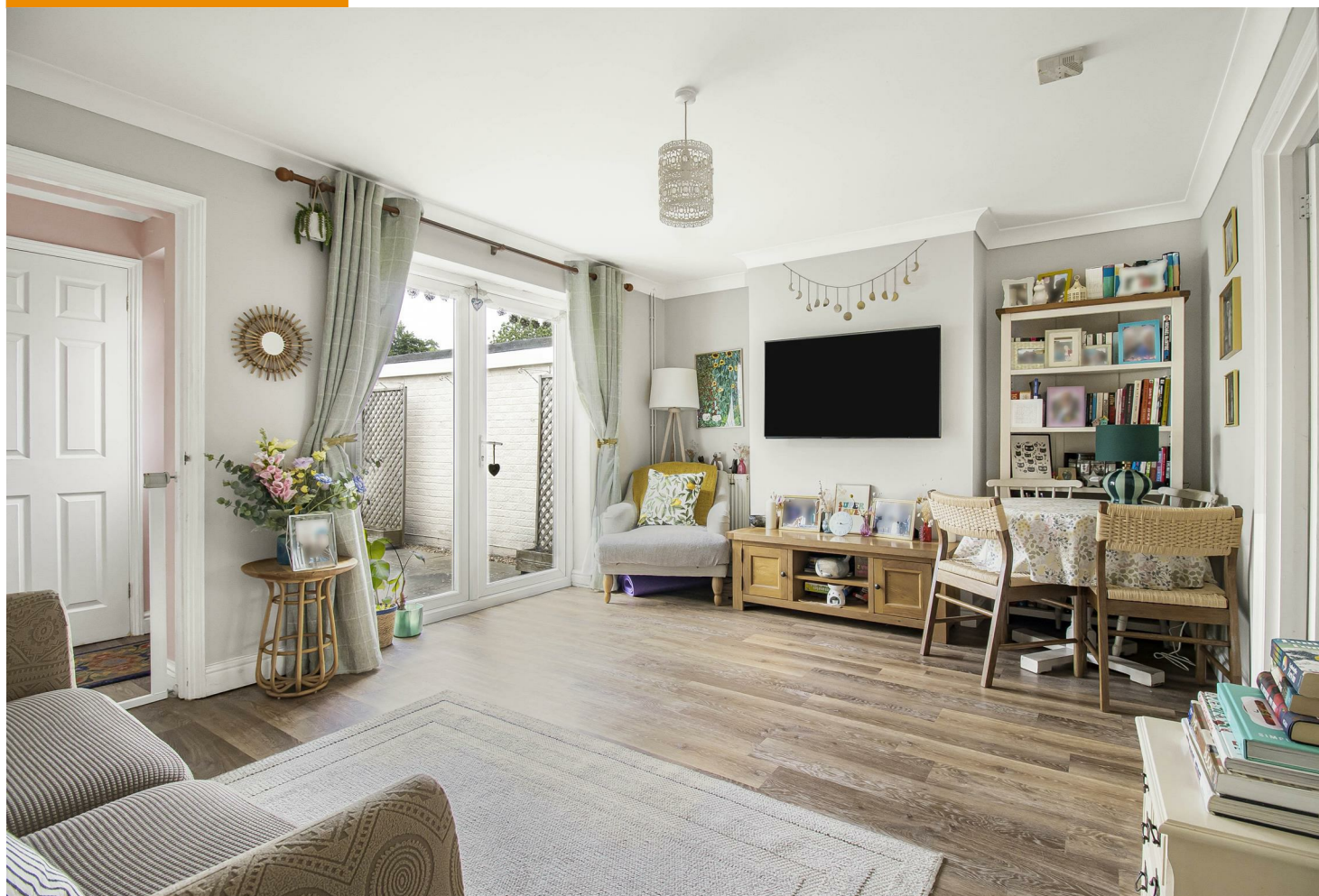
Spacious three double bedroom bungalow which is presented to a high standard with a re fitted kitchen and bathroom. The property is situated on a cul de sac in the heart of the village close to amenities.

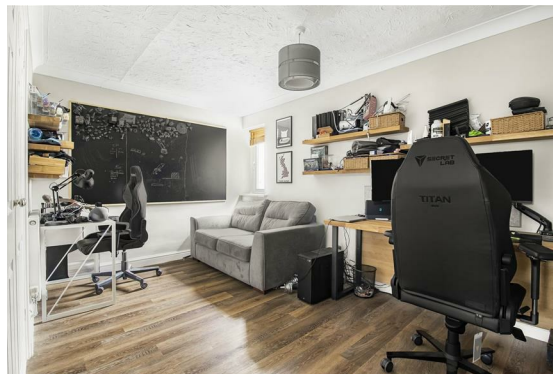
### LOCATION

RED LODGE is a popular village within easy reach of Cambridge (15 miles), Newmarket (5 miles) and Bury St Edmunds (12 miles). Village amenities include a primary school, a good sized local supermarket, hairdressers, pharmacy, doctor's surgery, dental surgery, post office, pavilion and millennium centre and public house.

3 1 1

Guide Price £245,000





## ENTRANCE HALL

with entrance door to the side, Karndean flooring, radiator, double storage cupboard.

## LIVING ROOM

with French doors opening onto the front aspect, 2 radiators.

## KITCHEN

with a range of matching wall and base units with work surfaces over, space and plumbing for appliances, stainless steel sink with mixer taps, oil fired boiler (newly installed August 2025), Karndean flooring, radiator, window to the rear aspect.

## BEDROOM 1

A dual aspect room with windows to the front and side aspects, radiator, built-in wardrobes, Karndean flooring.

## BEDROOM 2

with a window to the front aspect, built-in storage cupboard housing the water cylinder, Karndean flooring, radiator.

## INNER HALLWAY

with Karndean flooring, radiator, stable door opening out to the rear garden.

## BEDROOM 3

with a built-in storage cupboard, radiator, Karndean flooring, window to the rear aspect.

## FAMILY BATHROOM

with a 3 piece suite comprising a 'P' shaped bath with shower over and glass screen, pedestal wash hand basin, low level WC, tiled walls and tiled flooring, extractor fan, inset spotlights, access to the loft space, window to the rear aspect.

## OUTSIDE

The front of the property is a double gated access leading to the shingled parking area for 2 cars, metal storage shed, oil tank and a patio seating area.

The rear garden is enclosed by timber fencing with gated access mainly laid to lawn with an Indian sandstone patio seating area, timber built shed and flower bed borders.

## Sales Agents Notes

For more information on this property, please refer to the Material Information Brochure on our website.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	64	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

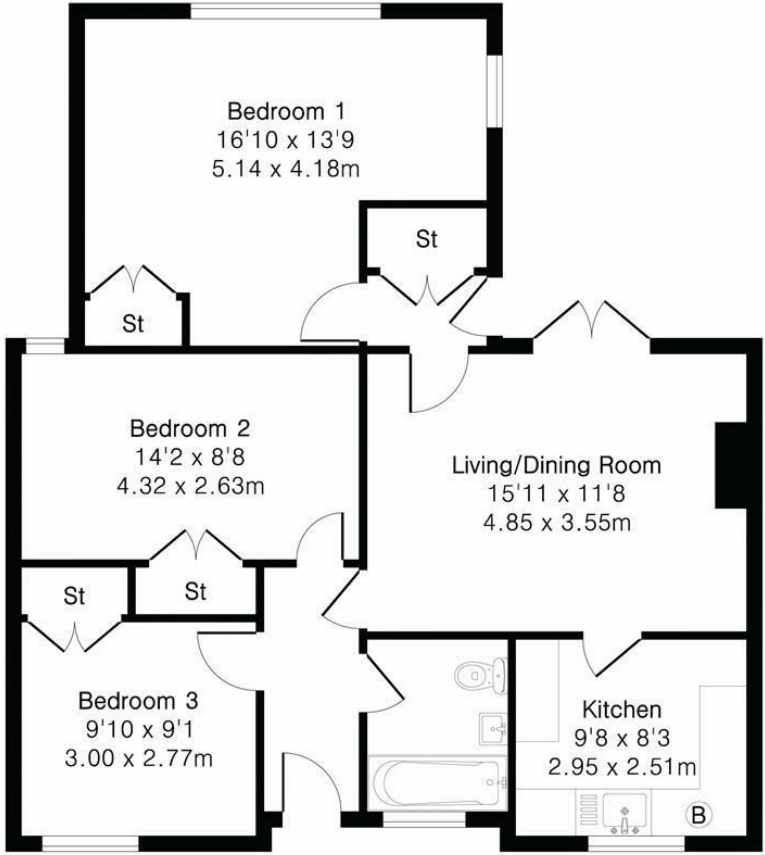
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Tenure – Freehold

Council Tax Band – B

Local Authority – West Suffolk

Approximate Gross Internal Area 840 sq ft - 78 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions.

More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

