Laburnum Close, Red Lodge, IP28 8HJ

CHEFFINS

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Laburnum Close

Red Lodge,
IP28 8HJ

4 2 2

Guide Price £345,000

- Three Storey Townhouse
- 4 Bedrooms - 1 Ensuite
- Open Plan Kitchen/Family Room
- Quiet Village Location
- Enclosed Rear Garden
- Allocated Parking for 2 Cars
- NO CHAIN

A spacious three storey 4 bedroom townhouse situated in a quiet village location with just a short walk to village amenities, recreational facilities and easy access onto the main trunk roads. The property enjoys generous open plan living accommodation, spacious bedrooms, an enclosed rear garden with external storage and allocated parking for 2 vehicles. NO CHAIN.

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, pavilion and millennium centre and public house.

ENTRANCE HALL
with entrance door, stairs leading to the first floor.

CLOAKROOM
with low level WC, wash hand basin, window to the side aspect.

LIVING ROOM
A generous reception room with a storage cupboard and window to the front aspect.

KITCHEN/FAMILY ROOM
A stylish and contemporary open plan room featuring a range of wall and base units with work surface over, inset double butler sink, integrated appliances include an eye level double oven and an electric hob with extractor hood over, space and plumbing for dishwasher and washing machine, space for fridge/freezer, large pantry cupboard, breakfast island, opening through to the family/dining area with a part vaulted ceiling and two sets of bi-folding doors opening to the garden.

FIRST FLOOR

LANDING
with stairs leading to the second floor.

BEDROOM 2
A generous double bedroom with built-in wardrobe, window to the rear aspect.

BEDROOM 3
A further double bedroom with built-in wardrobe, window to the front aspect.

BEDROOM 4
with a window to the side aspect.

FAMILY BATHROOM
with a panelled bath with shower over, vanity sink unit, low level WC, part tiled walls, window to the rear aspect.

SECOND FLOOR

BEDROOM 1
A generous master bedroom with dressing area and window to the rear aspect.

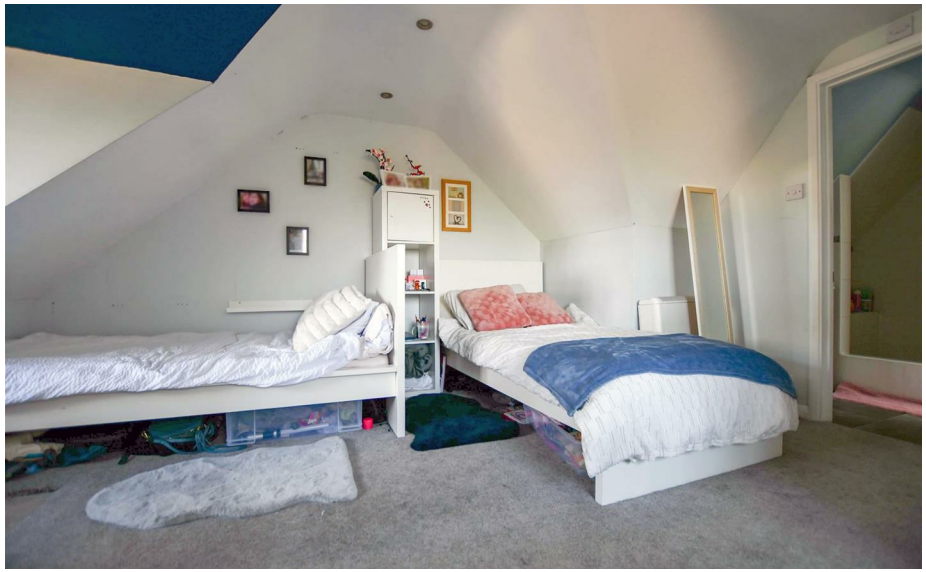
ENSUITE SHOWER ROOM
with a walk-in shower, vanity sink unit, low level WC, tiled walls and flooring.

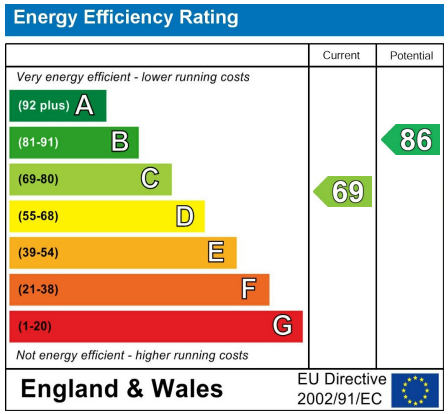
OUTSIDE
Enclosed rear garden wraps around the side and rear of the property and is mainly laid to lawn with a patio seating area, timber shed and large timber workshop.

Off street parking is available for 2 cars in the parking area to the front of the property.

SALES AGENTS NOTES
The property is accessed via a shared parking area with the neighbouring properties, each property has 2 allocated parking spaces. Any costs associated with the maintenance of this area is shared between the properties.

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





Guide Price £345,000
Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk

200
CHEFFINS
FOR SALE

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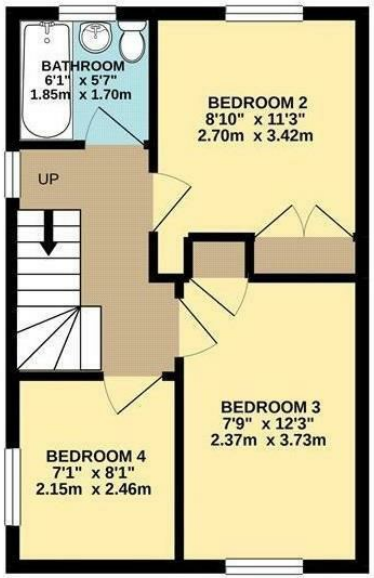
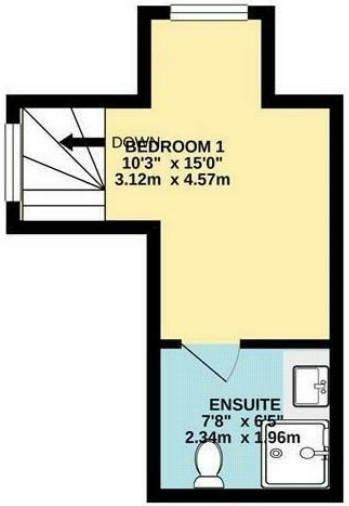
GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
348 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR
182 sq.ft. (16.9 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.

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