



Mandrake Drive, Red Lodge, IP28 8ZE

CHEFFINS

Mandrake Drive

Red Lodge,
IP28 8ZE

- Modern Detached Home
- 3 Bedrooms - 1 Ensuite
- Open Plan Kitchen/Dining Room
- Dual Aspect Living Room
- Driveway & Garage
- Enclosed Rear Garden
- NO CHAIN

A modern detached house offered with NO CHAIN and situated in a popular residential area in Red Lodge with excellent transport links. The accommodation comprises a dual aspect living room, an open plan kitchen/dining room, 3 bedrooms, an ensuite shower room and a family bathroom. Further features include an 'L' shaped driveway, a garage and enclosed rear garden. Viewing Essential.

3 2 1

Guide Price £300,000





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.

ENTRANCE HALL

with a composite entrance door, Karndean flooring, radiator, stairs to the first floor landing, built-in storage cupboard.

CLOAKROOM

with a low level WC, wall mounted wash hand basin, Karndean flooring, radiator, tiled splashbacks, extractor fan, inset spotlights.

LIVING ROOM

A dual aspect room with a double glazed window with fitted blinds to the front aspect and French doors with fitted blinds opening onto the rear garden, 2 radiators.

KITCHEN/DINING ROOM

A dual aspect open plan room with a range of matching wall and base units with work surfaces over, built-in fridge freezer, integrated electric oven with 4 ring gas hob with extractor hood over, space and plumbing for washing machine and dishwasher (both available via separate negotiation), stainless steel sink, tiled splashbacks, Karndean flooring, inset spotlights, extractor fan, French doors opening onto the rear garden, double glazed window to the front aspect.

FIRST FLOOR

LANDING

with loft access, airing cupboard housing the combination gas boiler, double glazed window to the rear aspect.

BEDROOM 1

with built-in wardrobes, 2 built-in cupboards, radiator, double glazed window to the front aspect.

ENSUITE SHOWER ROOM

with a low level WC, shower cubicle, tiled splashbacks, wall mounted wash hand basin, tile effect flooring, chrome heated towel rail, extractor fan, inset spotlights, double glazed window to the rear aspect.

BEDROOM 2

with a radiator, double glazed window to the front aspect.

BEDROOM 3

with a radiator, double glazed window to the rear aspect.

FAMILY BATHROOM

with a low level WC, wall mounted wash hand basin, side panel bath with shower over, heated chrome towel rail, tiled splashbacks, inset spotlights, extractor fan, double glazed window to the front aspect.

OUTSIDE

To the front of the property is a garden area enclosed by picket fencing with laid to lawn and shrub areas, 2 paved pathways with gated access. To the side is an 'L' shaped block paved driveway providing off-road parking.

To the rear of the property is an enclosed garden mainly laid to lawn with pathway access to timber built shed, outside tap, power points and side gate access.

GARAGE

with an up and over door, power and lighting.

Sales Agents Notes

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

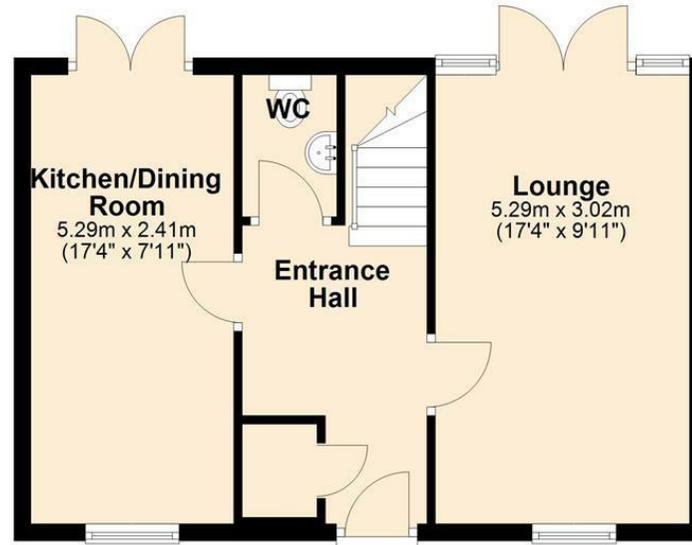




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	84	95
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

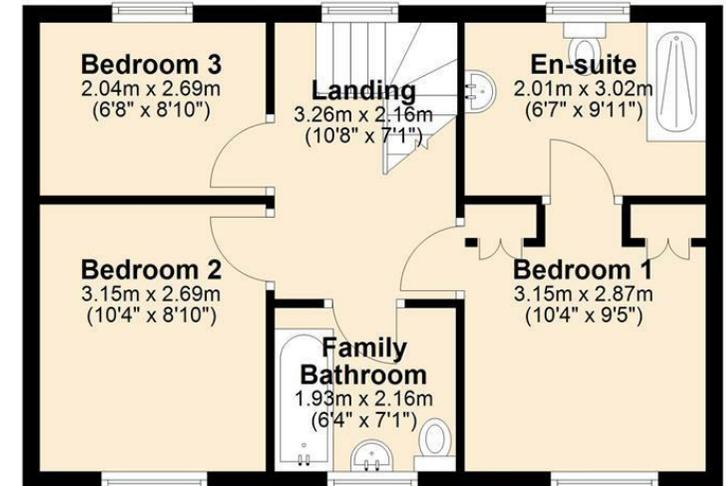
Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



Total area: approx. 83.5 sq. metres (899.3 sq. feet)

Guide Price £300,000
Tenure - Freehold
Council Tax Band - C
Local Authority - West Suffolk

[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.