Larch Way, Red Lodge, IP28 8YA

CHEFFINS

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Larch Way

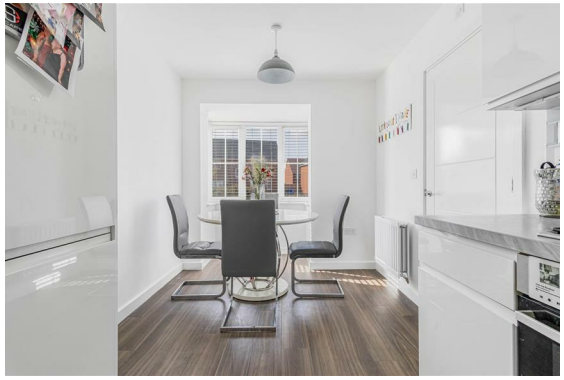
Red Lodge,
IP28 8YA

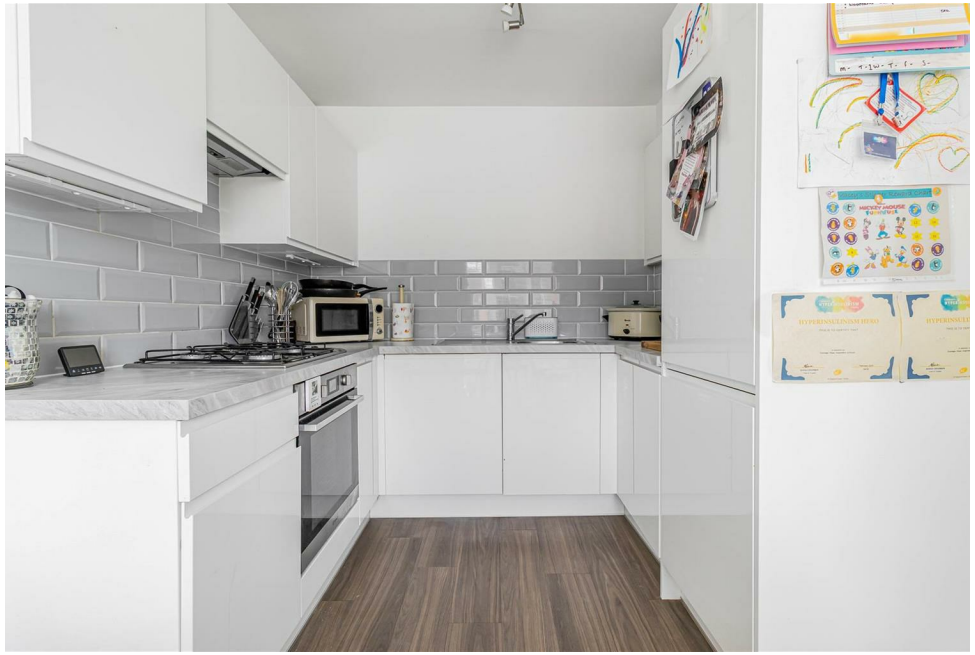
3 2 1

Guide Price £275,000

- Modern Semi-Detached House with 3 Bedrooms & 1 Ensuite
- Driveway with space for 2 Cars
- Living Room overlooking the rear garden
- Kitchen/Dining Room
- Enclosed Rear Garden
- Convenient access to the A11 and A14

A modern 3 bedroom semi-detached home ideally situated in the popular village of Red Lodge with convenient access to the A11 and A14. The property benefits from a kitchen/dining room, a living room overlooking the rear garden, a primary bedroom with ensuite, enclosed rear garden and a driveway with space for 2 cars. Viewing Recommended.





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 entrance door, wood effect flooring, under stairs storage cupboard, radiator, stairs to the first floor.

CLOAKROOM
with a low level WC, pedestal wash basin, radiator, window to the front aspect.

KITCHEN/DINING ROOM
with a range of matching base and wall mounted units, work surfaces over, stainless steel sink, electric oven, 4 ring gas hob with extractor hood over, tiled splashbacks, extractor fan, integral appliances including a fridge/freezer, dishwasher and washing machine, box window to the front aspect, wood effect flooring.

LIVING ROOM
with French doors opening onto the rear garden, 2 double glazed windows to the rear, radiator, feature part panelled wall.

FIRST FLOOR

LANDING
with access to loft space, radiator.

BEDROOM 1
with built-in wardrobes, radiator, window to the rear aspect.

ENSUITE SHOWER ROOM
with a pedestal wash hand basin, low level WC, shower cubicle with glass screens, heated towel rail, tiled flooring, inset spotlights, tiled splashbacks, extractor fan.

BEDROOM 2
with a radiator, window to the front aspect.

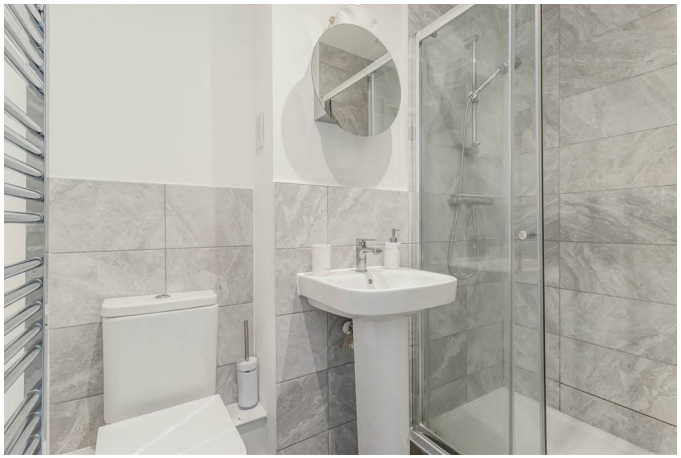
BEDROOM 3
with a radiator, window to the rear aspect.

FAMILY BATHROOM
with a side panel bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, tiled flooring, inset spotlights, window to the front aspect.

OUTSIDE
The rear garden is enclosed by timber fencing, mainly laid to lawn with 2 patio seating areas, gravelled area and flower bed borders. Side gated access leads to a driveway to the rear with parking for 2 cars.

Sales Agents Notes
Please note an annual fee of approx. £100 is payable to the management company for maintenance of the road and communal areas.

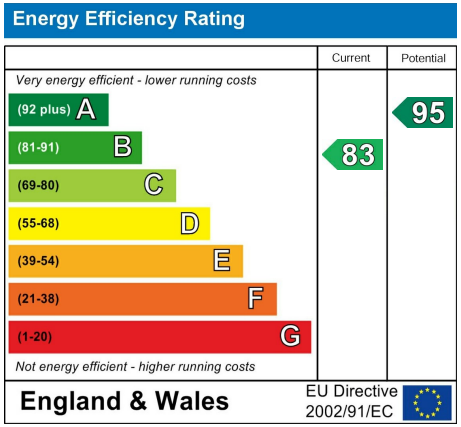
For more information on this property, please refer to the Material Information Brochure on our website.

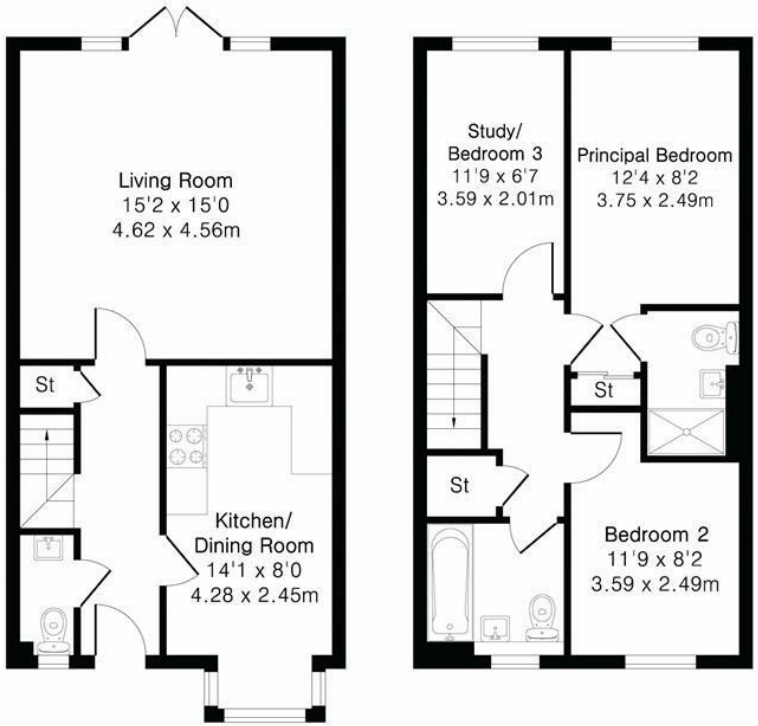


Approximate Gross Internal Area 901 sq ft - 83 sq m

Ground Floor Area 456 sq ft – 42 sq m

First Floor Area 445 sq ft – 41 sq m





Ground Floor First Floor

Guide Price £275,000

Tenure - Freehold

Council Tax Band - C

Local Authority - West Suffolk

PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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.