Honeysuckle Close, Red Lodge, IP28 8TH

CHEFFINS

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Honeysuckle Close

Red Lodge,
IP28 8TH

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Guide Price £280,000

- Extended Semi-Detached Bungalow
- Open Plan Kitchen/Dining/Living Room
- 2 Bedrooms plus Study/Nursery
- Gravelled Driveway & Garage
- Enclosed Rear Garden
- Excellent Transport Links

An extended and well presented semi-detached bungalow, situated with excellent commuter transport links to Cambridge, Newmarket and Bury St Edmunds. The accommodation comprises a modern open plan kitchen/dining/living room with French doors opening out onto the rear garden, 2 bedrooms, a study/nursery and a family bathroom. External features include a gravelled driveway with a garage and an enclosed rear garden with a pergola covered seating area. Viewing Essential.

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 tiled flooring.

KITCHEN/DINING/LIVING ROOM
An open plan room with French doors and window overlooking the rear garden.

The kitchen comprises a range of modern wall and base units with wooden worktop over, ceramic sink and drainer, integrated appliances including a fridge/freezer, eye level oven and microwave, washing machine and dishwasher, inset induction hob with extractor hood over, tiled splashbacks, inset spotlights, 2 ceiling windows.

BEDROOM 1
A spacious room with built-in wardrobes, radiator, window to front aspect.

BEDROOM 2
A double sized bedroom with built-in storage, radiator, window to the front aspect.

STUDY/NURSERY
with built-in storage, central ceiling window, radiator.

BATHROOM
with a low level WC, wall mounted hand wash basin with built-in storage, 'P' shaped bath with shower over, tiled walls and tiled flooring, radiator, window to the side aspect.

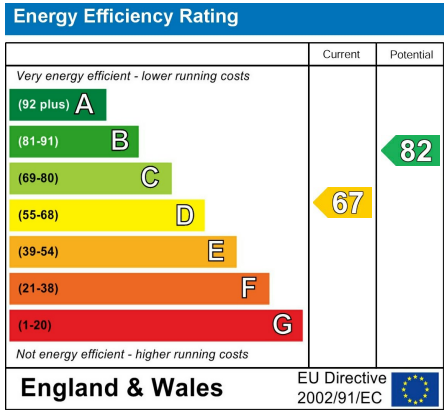
OUTSIDE
To the front of the property is a gravelled driveway providing off-road parking and gated access into the rear garden.

The rear garden is mainly laid to lawn with a patio seating area with pergola over, gravelled area to the side, stepping stone pathway leading to gated access.

GARAGE
with an electric roller door, power and light, combi boiler.

SALES AGENTS NOTES
Please note some images used in the listing have been virtually staged using AI.

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



Guide Price £280,000
Tenure - Freehold
Council Tax Band - B
Local Authority - West Suffolk

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GROUND FLOOR
829 sq.ft. (77.1 sq.m.) approx.

TOTAL FLOOR AREA : 829 sq.ft. (77.1 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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