



**Spearmint Way, Red Lodge, IP28 8WJ**

**CHEFFINS**



## Spearmint Way

Red Lodge,  
IP28 8WJ

- 3 Bedroom Modern Home
- Primary Bedroom with Ensuite on top floor
- Conveniently Located Close to the A11 & A14
- Low Maintenance Rear Garden
- 2 Allocated Parking Spaces
- Walking Distance to Tesco Express

A well presented 3 bedroom end of terrace home, ideally situated with convenient access to the A11 and A14. The accommodation is arranged over three floors offering a kitchen, cloakroom and a living room overlooking the garden. The first floor comprises 2 bedrooms and a family bathroom, while the top floor is dedicated to a generous primary suite with its own en-suite shower room. Outside benefits from a low maintenance rear garden and 2 allocated parking spaces directly in front of the property.

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 entrance door to the front, radiator, stairs to the first floor.

**KITCHEN**

with a range of matching wall and base units with integral appliances including a built-in fridge/freezer, double electric oven with 4 ring electric hob and extractor hood over, built-in dishwasher and washing machine, tiled flooring and tiled splashbacks, wall mounted gas boiler, inset spotlights, window to the front aspect.

**CLOAKROOM**

with a low level WC, pedestal wash hand basin, radiator, vinyl flooring, extractor fan.

**LIVING/DINING ROOM**

with French doors to the rear garden, 2 radiators, under stairs storage cupboard.

**FIRST FLOOR****LANDING**

with an airing cupboard, radiator, stairs leading up to the second floor.

**BEDROOM 2**

with a radiator, built-in wardrobes and 2 windows to the rear aspect.

**BEDROOM 3**

with a radiator and window to the front aspect.

**FAMILY BATHROOM**

with a 3 piece suite comprising a low level WC, pedestal wash hand basin, side panel bath with shower over, heated towel rail, window to the front aspect.

**SECOND FLOOR****LANDING**

with a velux window.

**PRIMARY BEDROOM**

with fitted wardrobes, radiator, window to the front aspect.

**ENSUITE SHOWER ROOM**

with a low level WC, pedestal wash hand basin, shower cubicle with tiled splashbacks, inset spotlights, extractor fan, loft access, velux window.

**OUTSIDE**

To the front of the property is a pathway and 2 allocated parking spaces directly in front of the property.

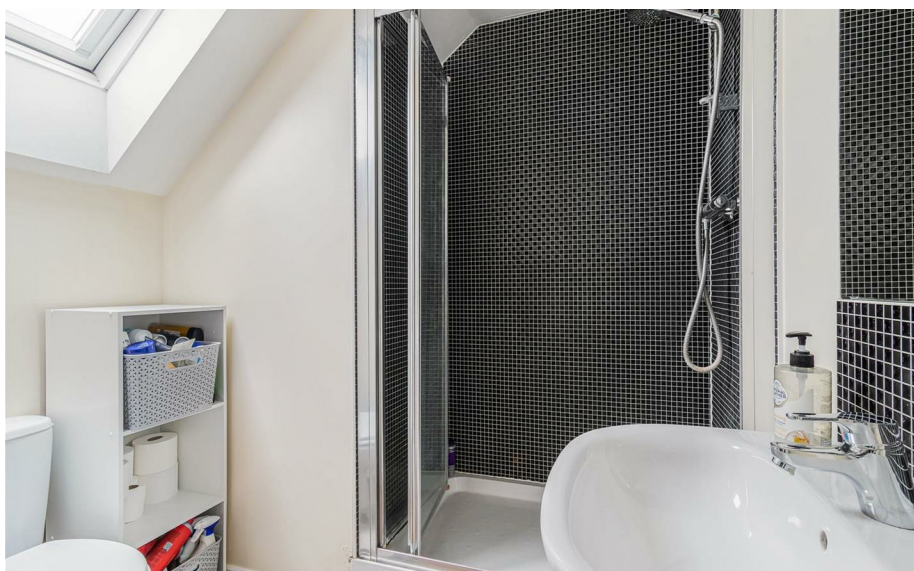
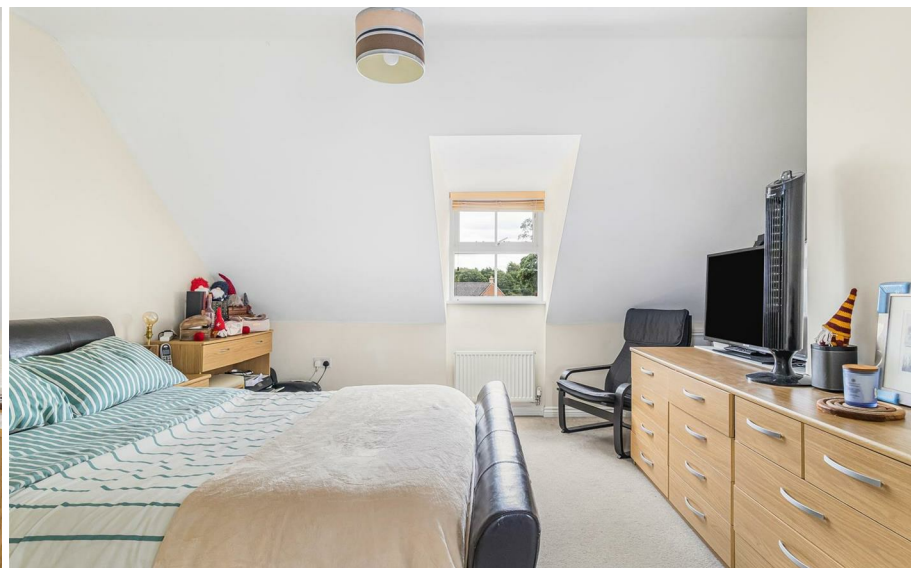
The rear garden is enclosed by timber fencing mainly laid to astro turf with patio seating area, plum slate borders and side gated access.

**SALES AGENTS NOTES**

Please note the property is freehold with common managed areas and there is an annual service charge payable of approx. £267 for the maintenance of these communal areas.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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









## Approximate Gross Internal Area 1084 sq ft - 101 sq m

Ground Floor Area 398 sq ft – 37 sq m

First Floor Area 398 sq ft – 37 sq m

Second Floor Area 288 sq ft – 27 sq m



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.



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