



Lily Close, Red Lodge, IP28 8WR

CHEFFINS

Lily Close

Red Lodge,
IP28 8WR

- Spacious & Modern Detached Home
- 2 Reception Rooms
- 4 Bedrooms – 2 Ensuites
- First Floor Study
- Garage & Allocated Parking Space
- Convenient access to the A11 and A14
- NO CHAIN

A spacious and modern 4 bedroom detached family home enjoying an aspect to the front over an open green with a small play area and ideally situated with convenient access to the A11 and A14. The accommodation is set over 3 floors and comprises 2 reception rooms, a kitchen/breakfast room and separate utility room, 2 bedrooms both with ensembles and a study on the first floor with 2 further bedrooms and a bathroom on the top floor. Further benefits include an enclosed rear garden, a garage located to the rear with 1 allocated parking space. Viewing Recommended.

4 3 2

Guide Price £425,000





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, storage cupboard, stairs leading up to the first floor, glazed double doors opening through to the living room.

CLOAKROOM

with low level WC and hand wash basin.

LIVING ROOM

A dual aspect room with a windows to the front and rear aspects and French doors leading out to the rear garden.

DINING ROOM

with a window to the front aspect.

KITCHEN/BREAKFAST ROOM

with a range of matching wall and base units with work surfaces over, stainless steel sink, space and plumbing for dishwasher, space for fridge/freezer, built-in oven and hob with extractor hood over, tiled splashbacks, window to the rear aspect.

UTILITY ROOM

with a range of matching wall and base units with work surfaces over, stainless steel sink, space and plumbing for washing machine/dryer, cupboard housing the boiler, half glazed door leading out to the rear garden.

FIRST FLOOR**LANDING**

with stairs leading up to the second floor.

PRIMARY BEDROOM

A dual aspect room with windows to the front and side aspects.

ENSUITE BATHROOM

with a side panelled bath, low level WC, pedestal wash hand basin, part tiled walls, window to the rear aspect.

BEDROOM 2

with a window to the front aspect.

ENSUITE SHOWER ROOM

with a tiled shower cubicle, low level WC, pedestal wash hand basin, window to the rear aspect.

STUDY

with a window to the front aspect.

SECOND FLOOR**LANDING**

with airing cupboard housing the hot water cylinder.

BEDROOM 3

A dual aspect room with windows to the front and side aspects.

BEDROOM 4

A dual aspect room with windows to the front and side aspects.

BATHROOM

with a side panelled bath, low level WC, pedestal wash hand basin, part tiled walls, velux window.

OUTSIDE

The rear garden is mainly laid to lawn with a paved patio, raised flower and shrub beds, small trees, pathway leading to rear gated access and a pathway leading to front gated access.

GARAGE

Located to the rear of the property with an up and over door to the front.

SALES AGENTS NOTES

Please note there is an annual fee payable of approx. £536 for maintenance of the 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) A		
(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	



Guide Price £425,000
Tenure - Freehold
Council Tax Band - E
Local Authority - West Suffolk



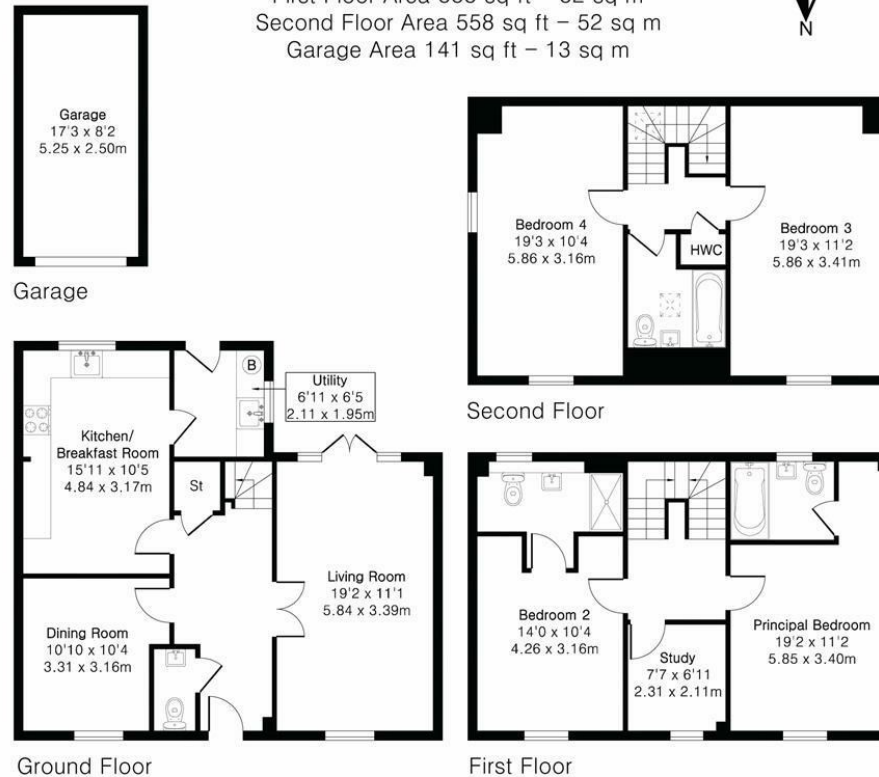
**Approximate Gross Internal Area 1810 sq ft - 168 sq m
(Excluding Garage)**

Ground Floor Area 694 sq ft – 64 sq m

First Floor Area 558 sq ft – 52 sq m

Second Floor Area 558 sq ft – 52 sq m

Garage Area 141 sq ft – 13 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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