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TURNPIKE ROAD | RED LODGE

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*Superb Family Home Positioned within a Generous Plot*

## TURNPIKE ROAD | RED LODGE

Guide Price £875,000 Freehold

### FEATURES

- Spacious Family Home
- Virtual 3D Tour Available
- High Specification Kitchen with Fitted Miele Appliances
- Two En-suite Bedrooms
- Double Garage & Ample Parking
- Oil Central Heating
- Viewing Highly Recommended to Appreciate this Home

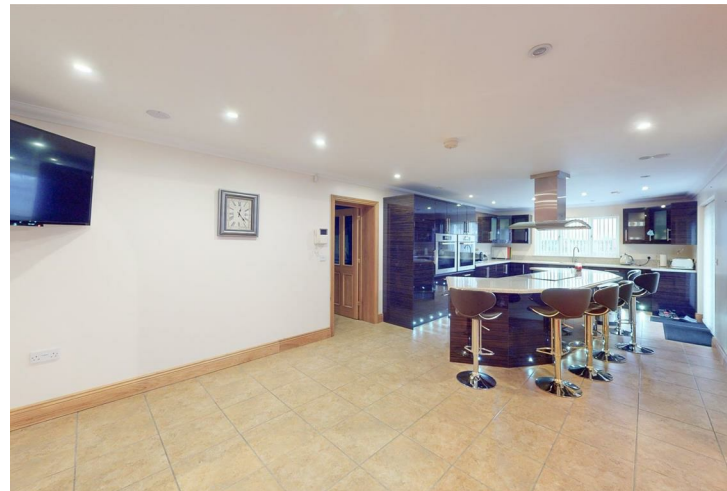
### DESCRIPTION

Clarke Philips are pleased to offer this substantial 3796sqft 4 Bedroom Detached family home positioned with generous gardens standing back from the main road.

Living accommodation comprises of a large Kitchen/breakfast room, separate dining room, generous living room and study. There is also a wet room, utility room and WC on the ground floor and the property can be accessed from the double garage.

Upstairs offers Master bedroom with its own large dressing room and balcony and en-suite bathroom. Bedroom two offers a balcony to the rear and ensuite bathroom. Two further double bedrooms and a family bathroom complete the first floor.

Outside offers mature gardens mainly laid to lawn with



## ACCOMMODATION

hard standing driveway offering ample off road parking and double garage.

Red Lodge offers many local amenities which include two primary schools, doctors, dentist, pharmacy, sports facilities village shops and public houses.

Excellent transport links via the A14/A11 with links to Newmarket, Bury St Edmunds, Cambridge and Norwich. Local Train station in Kennett approximately 2.6miles (google maps) with links to Cambridge and onto London with a change at Cambridge Station.

Agents Note: Plot outline shown in red is approximate and may be subject to change.









Turnpike Road, Red Lodge, IP28 8JZ



Total Area: 352.7 m<sup>2</sup> ... 3796 ft<sup>2</sup> (excluding garage, balcony)  
 All measurements are approximate and for display purposes only  
 Plan prepared by charleshamson.co.uk

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**MONEY LAUNDERING REGULATIONS 2003**

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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