



TURNPIKE ROAD | RED LODGE

Extensive Family Home with Generous Games Room to Rear

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Guide Price £700,000 Freehold

FEATURES

- 5344sqft Family Home
- Generous Games Room to the rear of the property
- Scope to further improve or develop this property subject to planning
- Double Garage & Ample Off Road Parking
- Generous gardens to both front and rear
- Easy Access to A11/A14
- Awaiting EPC - Council Tax G
- Virtual 3D Tour Available

DESCRIPTION

A unique opportunity to acquire this substantial 4 bedroom detached family home set in the heart village. Positioned back from the main road within a generous plot with ample off road parking.

Living accommodation comprises of a large Kitchen/breakfast room opening to separate dining room, Living room with open fire, study, utility room and two downstairs cloakrooms. To the rear of this amazingly adaptable home welcome your friends & Family into your vast 13m x 8.5m games room, this exceptional space offers scope for a variety of uses or possible conversion subject to planning. Upstairs offers a Master bedroom with dressing room, en-suite and balcony to the rear. Three further double bedrooms and a family bathroom.



ACCOMMODATION

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: The boundary is to be split with the property to the right, please ask the agent for more details.

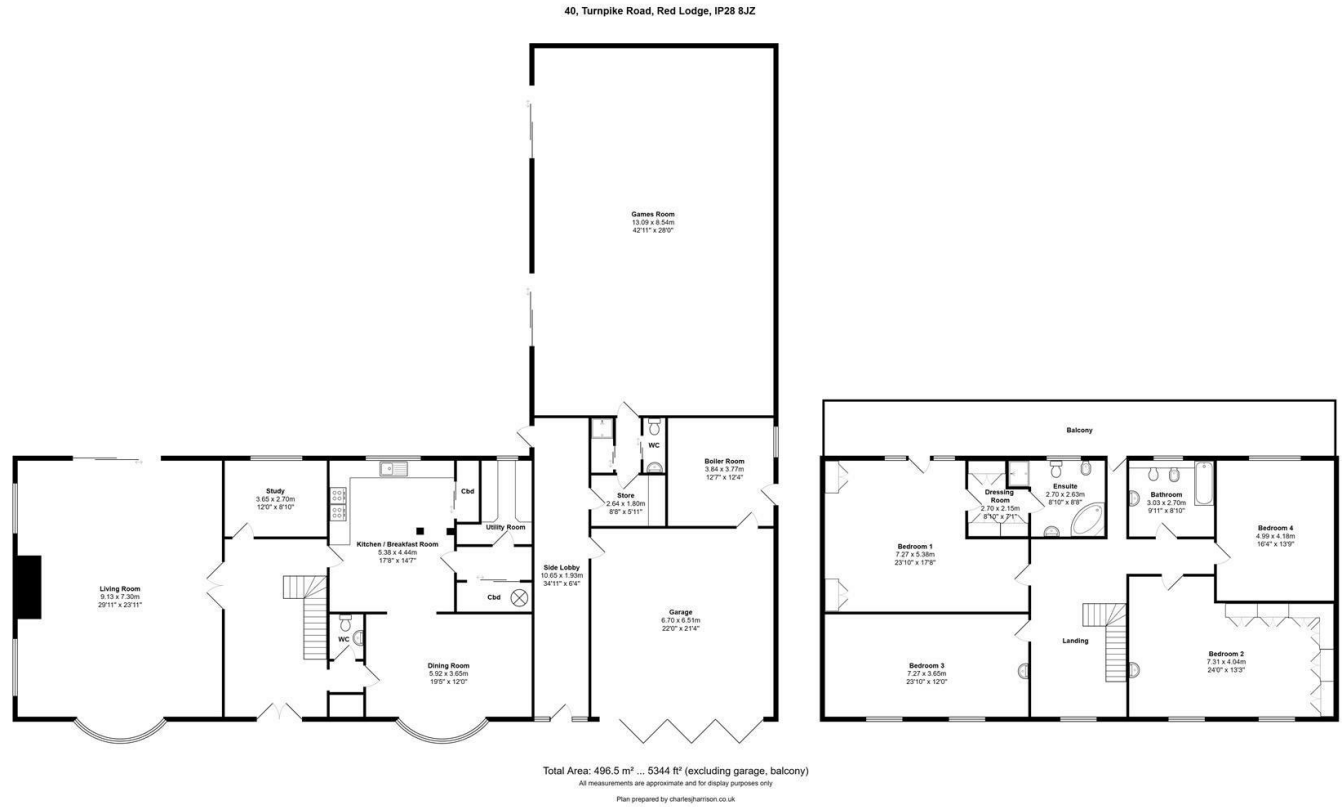
Square Footage: 5344sqft







Lots of potential and Scope for Improvement



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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) 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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		