



HUNDRED ACRE WAY | RED LODGE

*Village Centre Location Walking Distance to Shops & Schools*



# HUNDRED ACRE WAY | RED LODGE

Guide Price £258,000 Freehold

## FEATURES

- Walking distance to local primary schools and shops
- Easy access to A11/A14
- Moments walk to Red Lodge sports pavilion and allotments
- Spacious kitchen/diner
- Virtual 3D Tour Available
- Ideal first home or buy to let property
- Nature Reserve and Sports Grounds all within easy reach.

## DESCRIPTION

Well presented three bedroom terrace home in the heart of Red Lodge. This well kept property has a spacious kitchen/diner with double glazed doors looking out over the rear garden, lounge with bay window to the front aspect and downstairs WC. Upstairs offers a master bedroom with en-suite shower room and built in wardrobe, family bathroom and two further bedrooms. The sought-after location of Red Lodge gives excellent access to all major routes including A11 / A14 & M11 allowing easy access to Newmarket, Bury St Edmunds and Cambridge. The property is situated within walking distance to the local shops and St Christophers Primary School. Viewing is highly recommended.

### Entrance Hall

**Lounge 16'8" into bay x 11'10" (5.10m into bay x 3.61m)**

Bath window to front aspect.





## ACCOMMODATION

### Kitchen/Diner 15'7" x 11'8" (4.76m x 3.56m)

Modern fitted kitchen with a wide range of wall and base units. Built in eye-level double oven with grill, five ring gas hob with extractor over, space and plumbing for washing machine and dishwasher. Wall cupboard housing wall mounted gas boiler. Window and patio doors to the rear aspect.

### Downstairs WC

Low level WC, hand wash basin with tiled splash-back.

### Landing

Airing cupboard, loft access.

### Master Bedroom 9'11" x 9'8" (3.04m x 2.95m)

Window to rear aspect, built in double wardrobe.

### En-suite

Three-piece suite comprising of tiled shower cubicle, low level WC and pedestal sink. Window to rear aspect.

### Bedroom 2 12'2" x 8'1" (3.71m x 2.47m)

Window to front aspect.

### Bedroom 3 8'5" x 7'2" (2.59m x 2.19m)

Window to front aspect.

### Family Bathroom

Three-piece suite comprising of panel bath with shower hose attachment, low level WC and pedestal sink.

### Outside

Enclosed rear garden with gated access to the rear. Mainly laid to lawn with patio seating area and a variety of well stocked flower beds. Timber storage shed, allocated parking for two cars the the rear of the property.







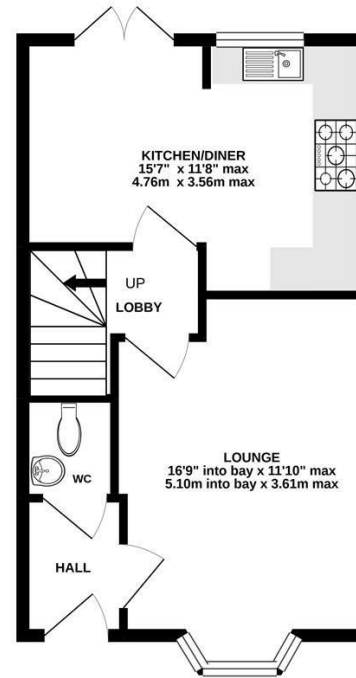




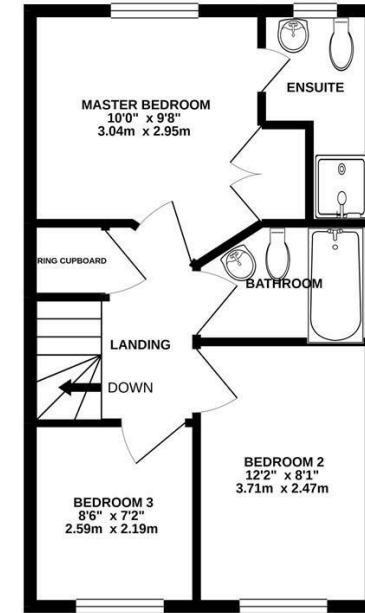




GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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Council Tax Band : C

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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.

