



Parsley Close, Red Lodge, Bury St. Edmunds,
Suffolk

Pocock + Shaw

11 Parsley Close
Red Lodge
Bury St. Edmunds
Suffolk
IP28 8GP

A 2 double bedroom modern semi-detached house situated in an established no-through-road in a popular village location. The property is superbly presented and benefits from an open plan living room/dining room, a fitted kitchen and a ground floor cloakroom. Features include a first floor bathroom/shower room, off road parking and landscaped gardens.

Guide Price £240,000



Location Red Lodge is situated just off and by-passed by the A11 approximately 5 miles north east of Newmarket and some 4 miles from Mildenhall and is particularly well placed for access to a number of the region's principal centres, in particular Bury St Edmunds, Cambridge, Mildenhall and Newmarket. The village has expanded greatly in recent years bringing new facilities including a primary school, small parade of shops and leisure facilities.

Accommodation

Entrance hall with a part glazed entrance door, wood effect flooring, stairs leading to the first floor.

Cloakroom with a hand basin and low level WC, wood effect flooring.

Kitchen with a range of fitted base and wall mounted units, worktops and upstands and recessed sink, integrated oven and grill with 4 burner gas hob and extractor hood over, integrated fridge/freezer, cupboard housing a gas fired combination boiler, tile effect flooring.

Living room/dining room with an under stair cupboard, laminate flooring, pair French doors leading to the garden.

First floor

Landing

Bedroom 1

Bedroom 2

Bathroom/shower room with a bath, tiled shower cubicle, hand basin and low level WC.

Outside To the front of the property is a driveway with off road parking, stone gravel with an attractive established tree and a paved pathway leading to the front entrance door.

An enclosed rear garden is landscaped with paved areas, artificial turf and a pedestrian gated access to the rear.

Services and tenure

Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected. The property is not in a conservation area. The property is in a low flood risk area. The property has a registered title. Internet connection, basic: 4Mbps, Superfast 69Mbps, Ultrafast: 1800Mbps. Mobile phone coverage by EE, Vodafone and O2 is available. EPC: TBC

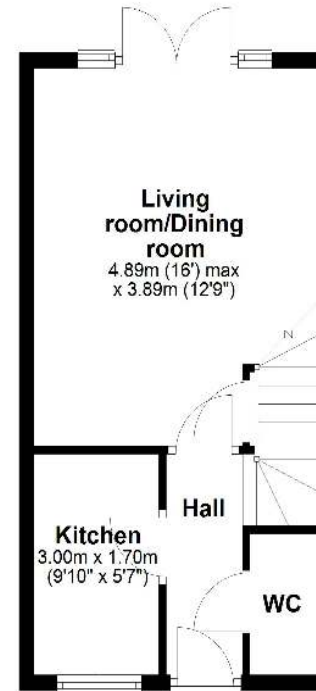
Council Tax B West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS



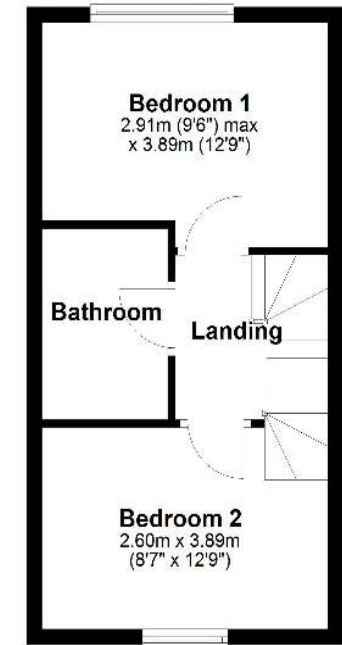


Ground Floor
Approx. 30.7 sq. metres (330.9 sq. feet)



Total area: approx. 61.2 sq. metres (659.0 sq. feet)

First Floor
Approx. 30.5 sq. metres (328.1 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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