



Spearmint Way, Red Lodge, Bury St. Edmunds,
Suffolk

Pocock + Shaw

39 Spearmint Way
Red Lodge
Bury St. Edmunds
Suffolk
IP28 8WJ

A modern 3 bedroom end terraced property situated in a prominent position overlooking an open green space in a established residential development. The home is superbly presented and benefits from a double aspect fitted kitchen/dining area, a conservatory/sun room and a ground floor cloakroom. Features include a primary bedroom with fitted wardrobes and an ensuite shower room, an enclosed part walled garden and 2 allocated parking spaces adjoining the house.

Guide Price £270,000



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, stairs leading to the first floor, tiled flooring.

Cloakroom with a hand basin with tiled splashback and low level WC.

Kitchen/dining room a double aspect room with a range of fitted base and wall mounted units, sink and drainer inset to worktops, integrated stainless steel oven and grill with 4 ring ceramic hob and extractor hood over, integrated fridge/freezer, and dishwasher and washing machine, tiled flooring.

Living room a double aspect room with a pair of French doors leading to the conservatory.

Conservatory with tiled flooring and a pair of doors leading to the rear garden.

First floor landing with airing cupboard and access to the roof space.

Bedroom 1 with built in wardrobes.

Ensuite Shower room with tiled shower cubicle, hand basin and low level WC, towel radiators, tiled flooring.

Bedroom 2

Bedroom 3 currently adapted for use as a dressing room with a fitted wardrobe with sliding mirrored doors.

Bathroom with a bath with shower over, hand basin and low level WC, towel radiator, tiled floor and part tiled walls.

Outside The property stands in an attractive position overlooking an open green space and a visitor parking area. At the front is an open plan garden with established shrubs and a paved pathway leading to the front door.

To the right hand side are 2 allocated parking spaces located outside the property and to left hand side of the house is an enclosed part walled garden with paving and slate shingles and a pedestrian gated access.

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 and is in a low flood risk area.

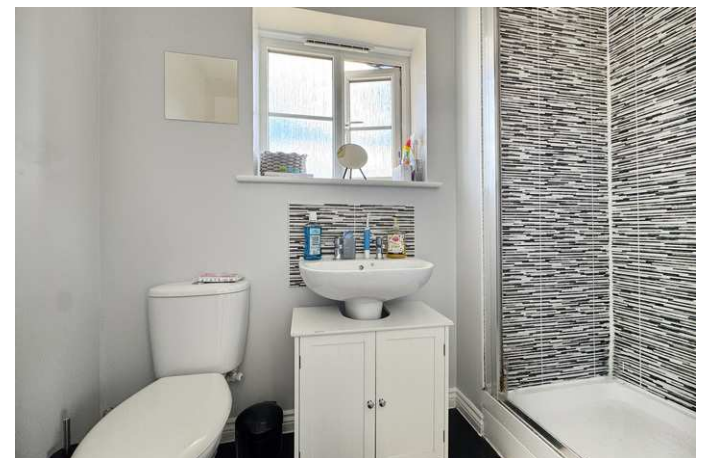
The property has a registered title.

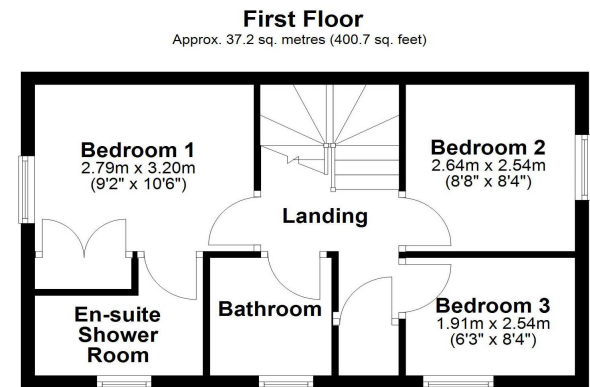
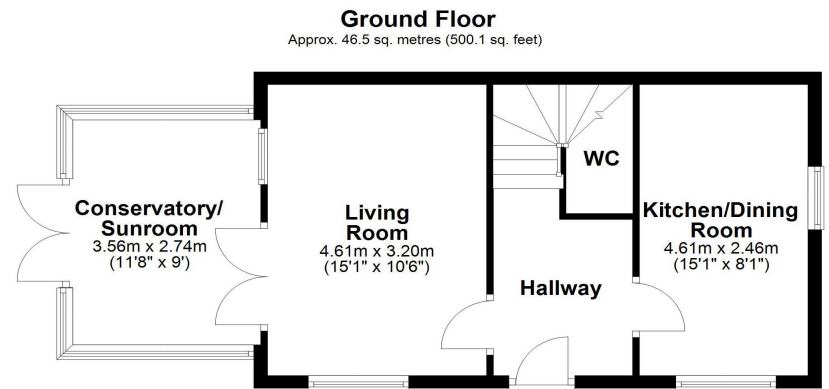
Internet connection, basic: 3Mbps, Superfast 80Mbps, Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: TBC

Council Tax C West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





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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