



Yarrow Walk, Red Lodge, Bury St. Edmunds, Suffolk

Pocock + Shaw

3 Yarrow Walk
Red Lodge
Bury St. Edmunds
Suffolk
IP28 8YL

An exceptional 4 bedroom link detached townhouse with accommodation arranged over 3 floors, situated in an attractive position on the edge of the development overlooking a wood area. The property has been significantly updated and improved by the current owners and benefits from a stunning open plan fitted kitchen/ dining area and garden room with bi-folding doors, and a generous double aspect living room. Features include 4 double bedrooms with 2 ensuites and a family bathroom, landscaped gardens and a garage and off road parking.

Guide Price £375,000



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 stairs leading to the first floor, under stair storage cupboard, wood flooring.

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

Living room a double aspect room with feature panelling, a pair of French doors leading to the rear garden.

Kitchen/dining room with a contemporary modern kitchen with a range of fitted base and wall mounted units, integrated appliances comprising an oven and grill with a 4 burner gas hob and stylish Faber extractor hood over, fridge freezer, dishwasher and washing machine, bin drawer, breakfast bar, wood flooring, recessed ceiling lighting, opening leading to:

Garden room a double aspect room with vaulted ceiling wood flooring, bi-folding doors and a pair of French doors leading to the garden.

First floor landing

Bedroom 1

Dressing room

Ensuite shower room with a walk in shower cubicle, hand basin with storage under, low level WC, tiled flooring and part tiled walls.

Bedroom 2 with a built in wardrobe.

Ensuite shower room with a shower cubicle, hand basin and low level WC, part tiled walls.

Second floor landing

Bedroom 3 with sloping ceilings.

Bedroom 4 with sloping ceilings.

Bathroom with a bath and shower attachment, hand basin and low level WC, part tiled walls, recessed ceiling lighting.

Outside The property in an attractive position on the edge of the development, overlooking an established wood area and the cycle way and footpath, a low maintenance open plan front garden.

To the rear is a landscaped rear garden with an artificial lawn, 2 areas of raised timber decking with pergolas and feature panelling. **Play room/ store room**, a double aspect room with an access door from the rear garden. A pedestrian gated access to the rear leads to;

GARAGE with an up and over door and light and power, allocated parking space.

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: 5Mbps, Superfast 236Mbps, Ultrafast: 1800Mbps.

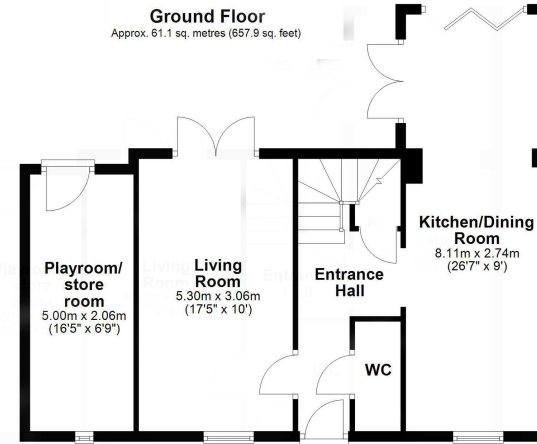
Mobile phone coverage by the four major carriers available.

EPC: TBC

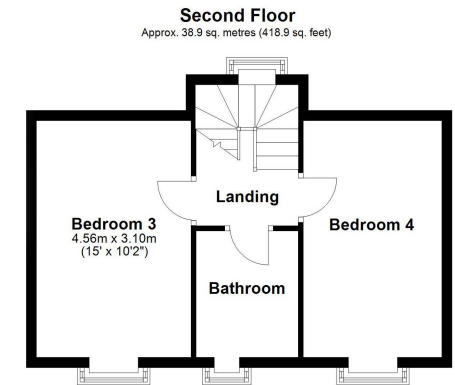
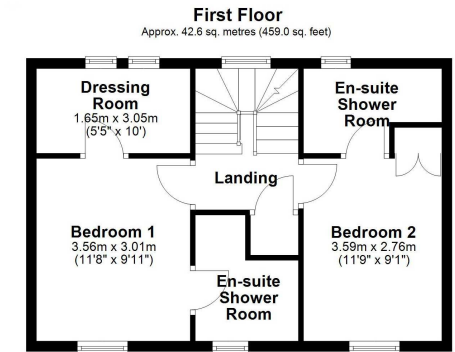
Council Tax D West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 142.7 sq. metres (1535.8 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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