



# Hundred Acre Way

, IP28

Price £250,000

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, Red Lodge, IP28

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## Description

This modern townhouse is available with NO ONWARD CHAIN and enjoys versatile living accommodation spread across three storeys. The property would make a superb home for FIRST TIME BUYERS, INVESTMENT to local USAF personnel, COMMUTING PROFESSIONALS or would be ideal for a small family and enjoys EXCELLENT TRANSPORT LINKS via the nearby dual carriageway providing easy access to Newmarket, Cambridge and London as well as Thetford and Norwich in the other direction.

Downstairs the house comprises an entrance hall which includes stairs to the first floor landing as well as a door leading into the lounge. There is a cloakroom W.C in addition to a fully fitted kitchen/ dining room which includes a range of wall and base level units, stainless steel sink, INTEGRATED fridge freezer and cooker, gas hob and extractor hood over as well as space for a freestanding washing machine. There are also French doors overlooking the rear garden.

The first floor includes two double bedrooms as well as a FAMILY BATHROOM which comprises W.C, wash hand basin and bath. The second floor boasts an impressive master bedroom which features a superb WALK IN WARDROBE/ dressing room (9'11" max x 7'10" max) in addition to an EN SUITE shower room which includes a W.C, wash hand basin and shower cubicle as well as a sky light window.

Outside the property benefits from a fully enclosed rear garden which has been laid to lawn with a small patio area as well as rear access gate which leads out to the parking area. The property includes a GARAGE as well as parking space immediately in front.

## Measurements

Cloakroom W.C - 5'5" x 3'4"

Kitchen - 15'2" max x 12'9" max

Second Floor Bedroom - 15'00" max x 11'6" max (sloped ceiling restricts head height at max measurement)

En Suite Shower Room - 7'01" x 7'00"

Dressing Room - 9'11" max x 7'10" max

Bedroom - 13'7" x 8'5"

Bedroom - 12'8" x 8'5"

## Agents Note

Photographs provided by seller and taken prior to current tenants moving in.

There is a management charge of approx £124 per six month period which is payable to Remus Management.

Council Tax Band - C (West Suffolk)

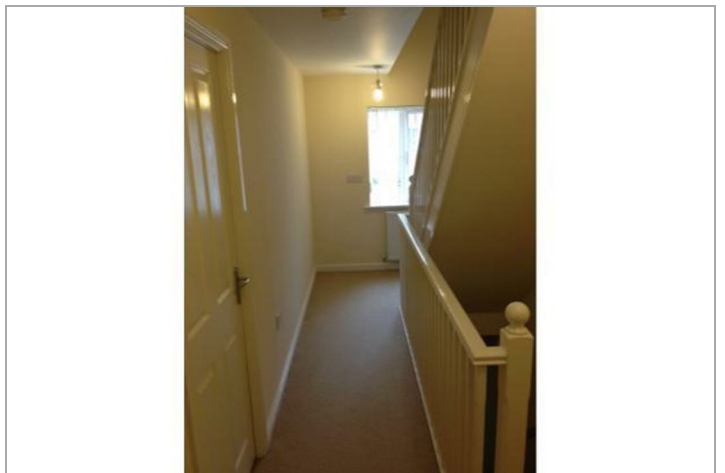
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

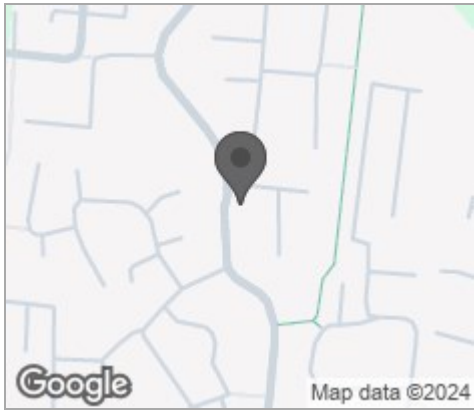
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

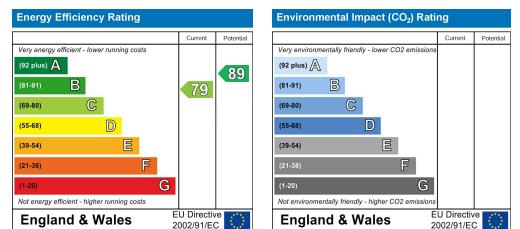
Tel: 01842 818282





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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