

MOLYNEUX
ESTATE AGENTS



Orchid Drive

Red Lodge, IP28

Price £350,000

 4  3  2  C



Orchid Drive

Red Lodge, IP28

Price £350,000



Description

This spacious FAMILY HOME is available with NO ONWARD CHAIN and benefits from EXCELLENT TRANSPORT LINKS via the nearby A11 dual carriageway providing easy access to Newmarket, Cambridge and London as well as Thetford and Norwich in the other direction. The property is located in the heart of Red Lodge village within WALKING DISTANCE of a Nisa convenience store as well as the Red Lodge Pavilion which includes a large children's playground, multi-use games area, playing field and a car park.

Downstairs the house enjoys a spacious and welcoming entrance hall with stairs to a first floor landing as well as a cloakroom W.C and understairs storage cupboard. There is a lounge with French doors overlooking the rear garden, a DINING ROOM and STUDY/ downstairs bedroom in addition to a fully fitted kitchen and separate UTILITY ROOM. The kitchen offers a range of wall and base level units, 1.5 bowl stainless steel sink, INTEGRATED cooker and gas hob with extractor hood over as well as INTEGRATED fridge freezer and French doors leading outside. The downstairs accommodation is concluded by the UTILITY ROOM which includes additional base level units, stainless steel sink and a wall mounted gas boiler.

Upstairs there are FOUR BEDROOMS which includes TWO EN SUITE shower rooms and a FAMILY BATHROOM. The en suites both include a W.C, wash hand basin and shower cubicle whilst the family bathroom offers a W.C, wash hand basin and bath with a shower attachment over.

Outside the property includes a fully enclosed rear garden which is laid to lawn with a small patio area. There is a side access gate leading to the driveway off street parking space located in front of a single GARAGE which also benefits from personal door access within the rear garden.

Measurements

Cloakroom W.C - 5'10" x 2'11"

Lounge - 17'9" x 12'00"

Kitchen - 12'2" x 10'8"

Utility Room - 6'5" x 6'00"

Dining Room - 11'01" x 9'10"

Bedroom - 12'3" max x 11'4" max

En Suite Shower Room - 9'2" x 6'2"

Bedroom - 12'3" max x 10'11" max

En Suite Shower Room - 8'2" max x 6'6" max

Bedroom - 11'4" x 9'9"

Bedroom - 11'4" x 7'9"

Family Bathroom - 9'4" x 6'2"

Study/ Downstairs Bedroom - 11'1" x 7'9"

Agents Note

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

Council Tax Band - E (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.

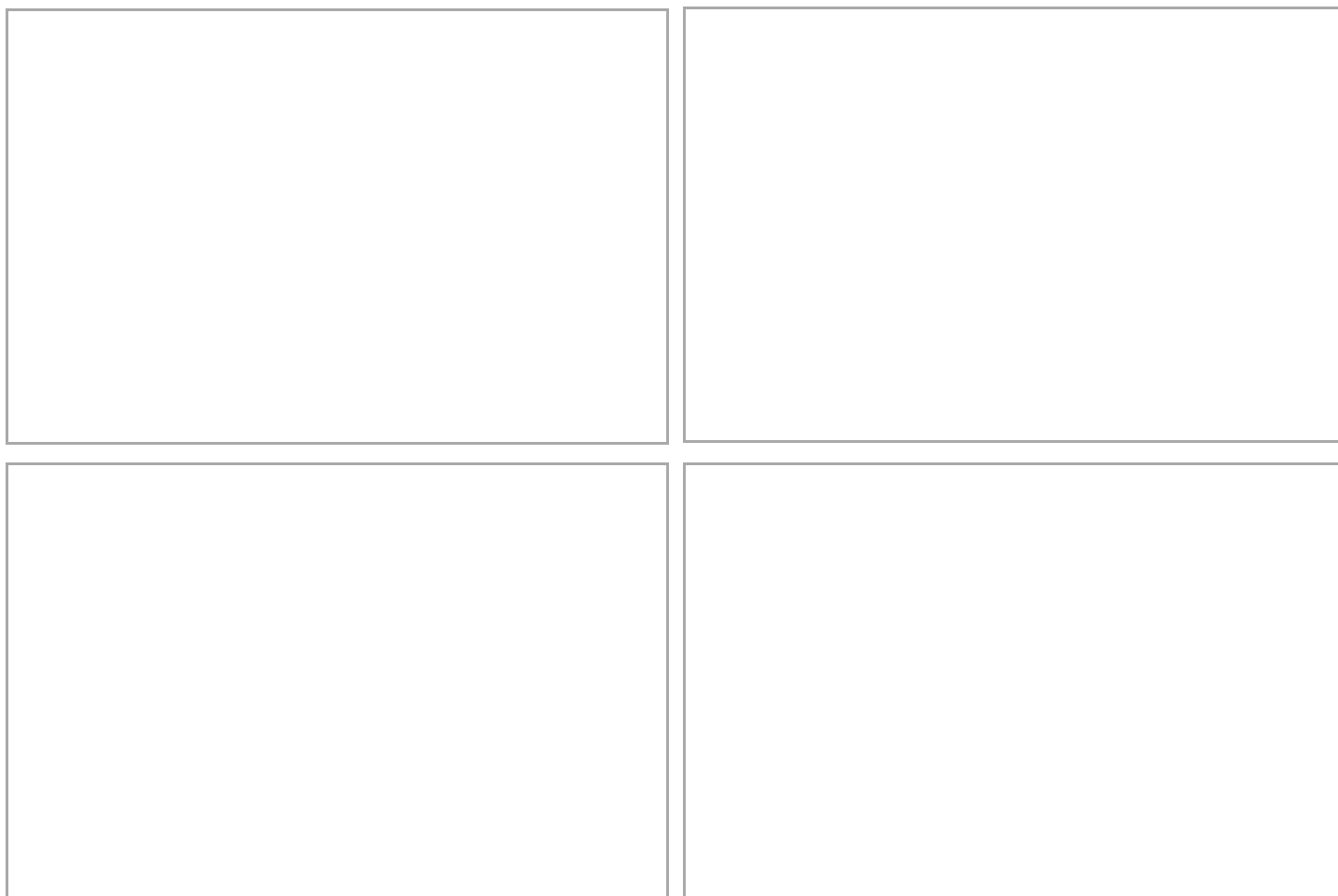
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Tel: 01842 818282

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.

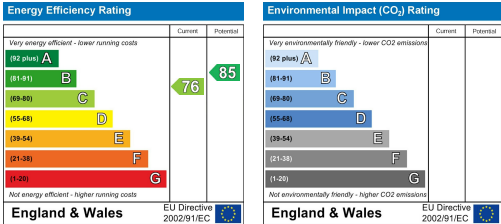
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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 firms employment has the authority to make or give any representation or warranty in respect of the property.