



# Chase Avenue

Red Lodge, IP28

Offers over £300,000



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## Description

This spacious TOWN HOUSE is well situated within a popular modern development 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 on the outskirts of Red Lodge village which includes a variety of amenities such as Tesco Express and Nisa convenience store, Reynard Surgery GP, Day Lewis pharmacy, Red Lodge Dental Practice, a hair salon, a fish and chip shop and takeaway 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 front door opens into a welcoming entrance hall with ample space to remove coats and shoes in addition to a cloakroom W.C with wash hand basin and stairs to first floor landing. There is a fully fitted kitchen which offers a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, INTEGRATED dishwasher, cooker, electric hob with extractor hood over and fridge freezer as well as a wall mounted gas combination boiler. The downstairs accommodation is concluded by a generous sized, bright and spacious lounge/ dining room which includes a useful understairs storage cupboard as well as French doors overlooking the rear garden.

The first floor benefits from TWO DOUBLE BEDROOMS as well as a Jack & Jill style family bathroom with internal door access from the second bedroom as well as the landing itself. The bathroom is partially tiled and comprises W.C, wash hand basin and a bath.

The master bedroom suite is a fantastic feature of this stunning home and occupies the entire second floor incorporating a contemporary EN SUITE shower room which includes a W.C, wash hand basin and shower cubicle. There is a useful storage cupboard as well as a recess which is currently used as a STUDY area and makes an excellent

space to WORK FROM HOME!

Outside the house includes driveway off street parking for two cars located immediately beside the house as well as a side access gate which leads into the rear garden. The garden is predominantly laid to lawn and includes two useful storage sheds, a decked area for seating/ entertaining as well as a small patio.

## Measurements

Cloakroom - 7'6" max x 2'10" max

Lounge - 16'3" max x 13'3" max

Kitchen - 12'9" x 6'2"

Bedroom - 28'3" max x 9'00" max

En Suite - 9'1" max x 6'00" max

Bedroom - 13'3" x 9'7"

Bedroom - 13'3" max x 11'01" max

Jack & Jill Bathroom - 7'00" x 5'06"

## Agents Note

There is a management charge of approx £290 per annum payable to Gateway Property Management.

Council Tax Band - West Suffolk, D.

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

Tel: 01842 818282

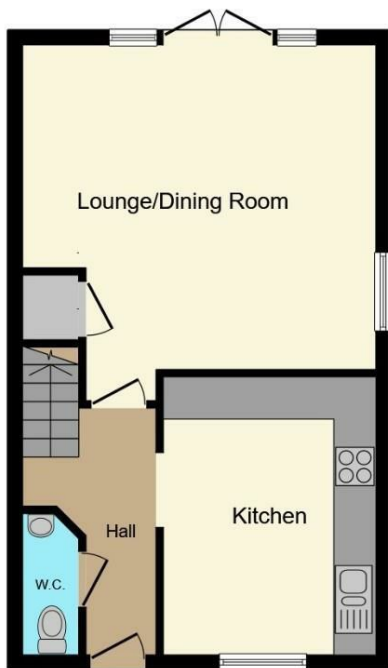
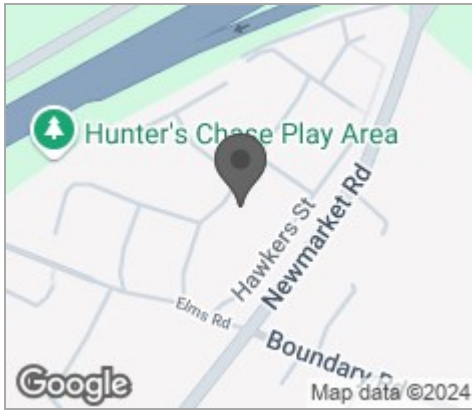
upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

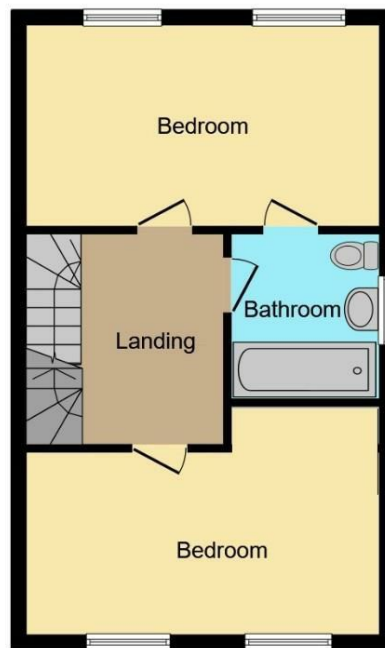
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

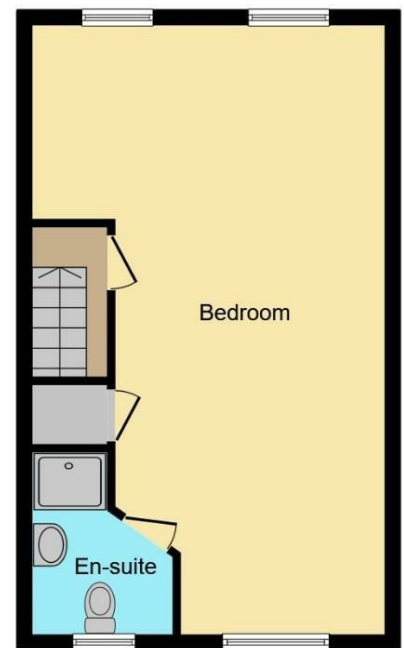




Ground Floor



First Floor

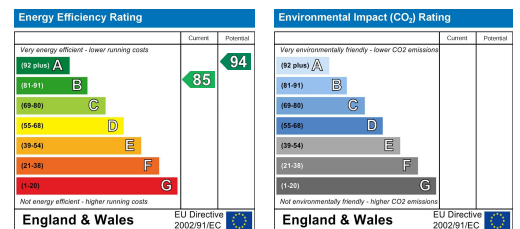


Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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