



OPRAY  
JOYNBEE



1 Ivory House, Turnpike Road  
Red Lodge, IP28 8JZ

Guide price £700,000



# 1 Ivory House Turnpike Road

Red Lodge, IP28 8JZ

- 5 double bedrooms
- Generous accommodation of approximately 2371 sq.ft
- Convenient location close to the amenities and commuter links

Ivory House is a beautifully presented family home of about 2400 sq.ft, with 5 bedrooms and spacious and versatile living accommodation set behind electric gates within a generous plot. Well positioned for access to the local amenities and major commuter links.

This attractive property provides excellent living space and in more detail, it includes, An impressive reception hall with a staircase. The living room enjoys a triple aspect and features an open fire as its focal point. Off the living room is a formal dining room which could also be used alternatively as a snug or playroom.

The kitchen has been fitted with extensive wall and base units with work surfaces and an integrated oven with a fitted extractor hood. The kitchen opens to a breakfast area where there is plenty of space for a table and there is access to both a utility room and cloakroom and a door that leads to the garden.

Upstairs on the first floor are 5 bedrooms. The master suite has fitted wardrobes and an en-suite bathroom with both a bath and





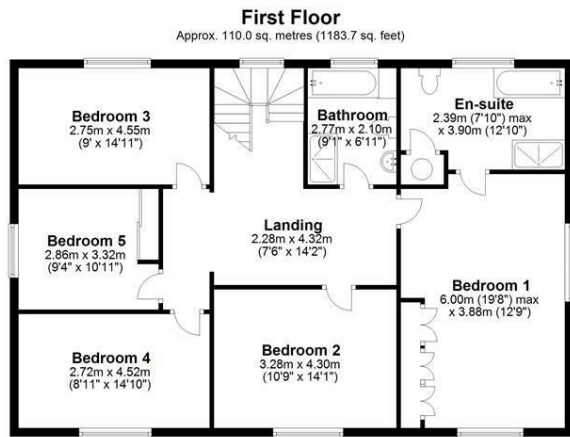
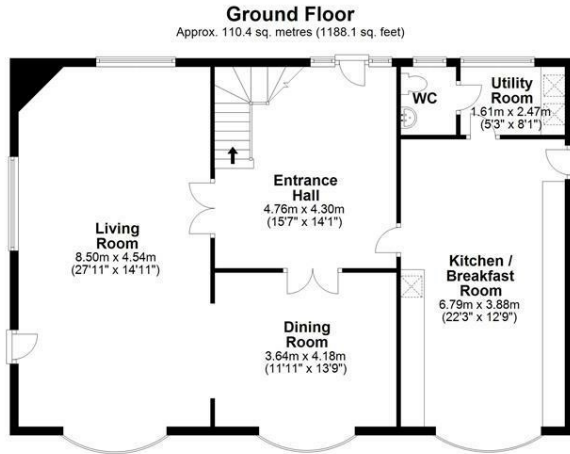
separate shower, and the 4 other bedrooms are all a generous size. There is a family bathroom with again both a bath and a separate shower. The landing is particularly spacious and there is further potential to utilise the loft space for more living accommodation if required.

Outside, the property is approached via electric gates leading to an extensive shingled driveway. Gated side access leads to a delightful enclosed rear garden which is laid to lawn with a paved terrace and bordered by established trees and hedges. There is a further area to the side which is open to further development (subject to the necessary consents).

Red Lodge features an array of amenities and facilities, such as a post office, a modern medical centre, a dental practice, a primary school, a pub, and the Millennium Centre. The village centre includes a takeaway, a pharmacy, and a general store. For a wider selection of amenities, residents can head to the nearby town of Mildenhall or Newmarket, the hub of British horse racing. Mildenhall is about two miles from the A11 Fiveways roundabout, providing convenient access to Thetford (12 miles) and Norwich to the northeast, as well as Newmarket (10 miles) and London to the south and southwest. Additionally, Cambridge is just a 30-minute drive away. SatNav: IP28 8JZ What3Words: ///huddled.paint.advancing



## Floor Plan



Total area: approx. 220.4 sq. metres (2371.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

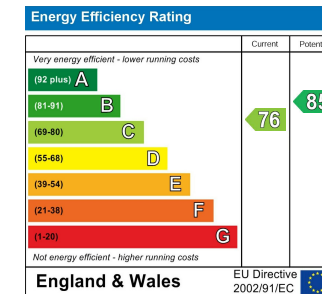
Please contact our Gray & Toynbee - Waterbeach Office on 01223 949 444 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold  
Council tax band: E

## Area Map



## Energy Efficiency Graph



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