



Warren Road, Red Lodge

Sheridans



Warren Road, Red Lodge IP28 8JH

Guide Price £795,000

An outstanding 4200 sqft bungalow situated in a tucked away village location with indoor swimming pool. All in over 3/4 of an acre.

Built in 1981 of traditional brick construction beneath a tiled roof-line and substantially extended in more recent years, this superb single storey home provides an exceptional level of beautifully arranged and particularly flexible accommodation complemented by generous landscaped gardens whilst situated within a thriving well served village.

The property has recently been the subject of considerable improvement and updating, and now results in a fantastic home of considerable personality with excellent proportioned rooms, displaying many quality features.

Benefiting from oil fired radiator central heating and double glazing, the spacious accommodation currently in brief comprises of an entrance porch leading through to an inner hall giving access to the bedroom wing and to a spacious dining room creating an ideal room for entertaining with double sided wood burner with 2 identical white Carrara marble fireplaces (through to sitting room) and windows overlooking the front gardens. Two sets of double doors lead to the kitchen and to the sitting room which is a wonderful double aspect reception room with ceiling speaker surround sound system.

Double doors open to the family room which is open to the splendid well equipped kitchen, fitted with an extensive range of units with illuminated cupboards providing plenty of drawer and cupboard space beneath beautiful mistral quartz worktops. Integrated Siemens appliances comprises; two eye level ovens including steam fan oven with plate warming drawer, large fridge/freezer, dishwasher, electric hob on island with floor lighting and ceiling hob extraction unit with remote control fan above. Other features include an Aquatiere water softener and purifier system, tap with instant boiling water/chilled filtered drinking water system and a large double fitted larder cupboard.

The dining room flows through to the sun room beneath a part vaulted roof and with glazed double doors opening to the splendid garden room creating a wonderful light and airy space for entertaining with views over a patio complete with barbeque area, glazed sliding patio doors opening onto the rear garden. The sun room and garden room have had recent upgrades with A rated roof glass panels and internally fitted with 8 individual banks of remote controlled blinds.

Doors lead to the stunning indoor swimming pool area, a large room, with the pool occupying three-quarters of the space, and benefiting from: natural stone flooring, wall-mounted lighting, glazed sliding patio doors to the right aspect leading out onto the large rear garden. At the end of the room are the boiler room and shower room. The swimming pool has had complete new lining in September 2022 and is constantly heated by 2 banks of roof solar panels with a second quick heat system by Calorex ground source heat pump and by a third quickest heat system by separate oil fired boiler.

The bedroom wing comprises of a principal bedroom with dressing room and stylish re-modeled en-suite shower room. The guest bedroom is complemented by a further en-suite and the two remaining bedrooms, served by the family bathroom, completing the accommodation.

Outside

The property is approached along a 'horseshoe driveway' providing ample parking for several vehicles and access to the carport, double garaging with electric doors and to the workshop with WC. The front area of garden is laid to lawn with a central water feature (currently filled in). Side access leads to the rear gardens.

The landscaped rear gardens are a particular feature being mostly laid to lawn and stocked with an abundance of flowering plants, shrubs, well stocked flower beds, fruit and specimen trees and provide a good degree of privacy particularly during the summer months. Pathways with wall borders and concealed lighting lead to the far end of the grounds where there is a summer house, gazebo and large home office/games room. All in .81 of an acre.

Location

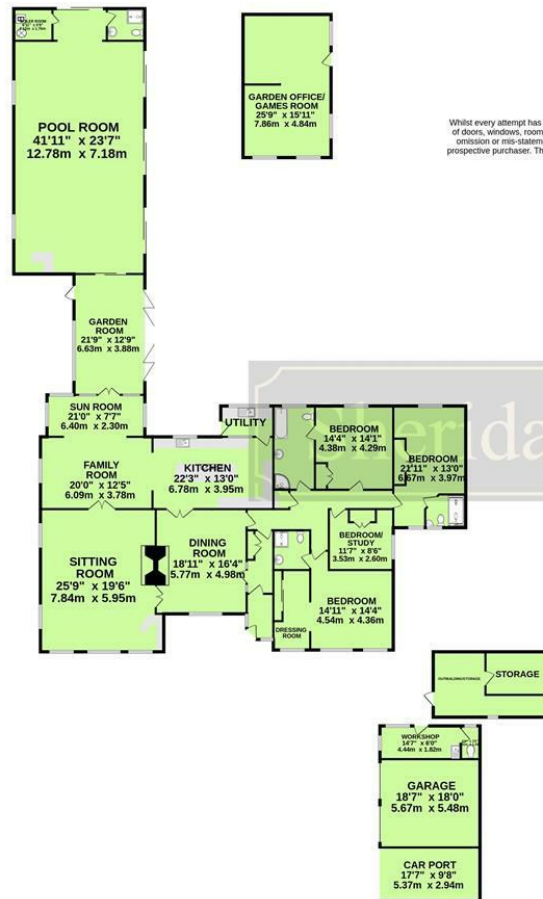
The property enjoys a delightfully tucked away setting down a no through private road, situated within a stones throw of the village centre. The village of Red Lodge benefits from local amenities including public house, child friendly parks and playing field. There is a village supermarket, pharmacy and doctors surgery, hairdressers, post office, sports centre and 2 primary schools. There is a local train station in Kennett, 3.8 miles away, with branch line connections direct to Cambridge and Ipswich, making the property highly commutable. Just 6.6 miles away, Newmarket, world famous as the headquarters of British horseracing, is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Newmarket itself provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; nearby Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11) with fast road links to Cambridge, Norwich, Ipswich, the East Coast and London. Cambridge Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive along the M11.

Services:

Mains electricity, water and drainage. Oil fired radiator central heating. Solar panels.
Council Tax Band: F. EPC Rating: D.

- Beautifully presented
- Over 4200 sqft of accommodation
- Delightful landscaped gardens, home office/games room
- Four spacious reception rooms
- Well equipped kitchen breakfast room, utility
- Wonderful indoor swimming pool with entertaining area
- Four generous bedrooms
- Two en-suites, family bathroom
- Horseshoe drive, double garaging, carport, workshop
- Tucked away setting in thriving well served village





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024



These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Bury St. Edmunds Office
 19 Langton Place,
 Bury St Edmunds, IP33 1NE
 Tel: 01284 700 018

Knightsbridge London Office
 45 Pont Street,
 London, SW1X 0BD
 Tel: 020 7629 9966

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Registered in England No. 04461290
 VAT Number: 794 915 378



Sheridans