

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.





Harebell Road, Red Lodge IP28 8TY

Guide Price £299,500

This attractive modern four bedroom property in Red Lodge has gas central heating, allocated parking, an enclosed rear garden and comprises the following accommodation;

Entrance hall with wood effect flooring opening leading to a cloakroom with WC, pedestal wash basin with splash back tiling, wood effect flooring, extractor unit and window to side.

A bright, welcoming sitting room with walk-in under stairs storage cupboard has a window to front and double doors opening to the kitchen/breakfast room. With ample space for a dining table the kitchen/breakfast room has a range of modern wall and base units beneath roll edge work surfaces. There is a four ring gas hob with electric oven below and stainless steel extractor hood above, stainless steel sink unit, ceramic tiled floor, recessed lighting, window and sliding door to the rear garden.

The loft has recently been renovated and converted into an extremely generous master bedroom with velux windows and eaves storage. On the first floor the large double bedroom has fitted furniture to one wall providing hanging and storage space and a window to the front. The third double bedroom has a fitted wardrobe and window to the rear with an additional smaller bedroom with window to the rear.

The family bathroom is a three piece white suite comprising WC, pedestal wash basin and panelled bath with shower attachment. There are partly tiled walls, an extractor unit and window to the front.

Outside the property has a good size enclosed rear garden which is mainly laid with artificial grass, a patio area, exterior water tap and gate to front.

The allocated parking is situated to the rear.

Outside

Outside the property has a good size enclosed rear garden which is mainly laid with artificial grass, a patio area, exterior water tap and gate to front.

Location

Red Lodge offers amenities and facilities including a post office, a modern doctor's surgery, dentist, a primary school, a public house and the Millennium Centre. The new village shopping centre has just been built and consists of a food takeaway, pharmacy and a soon to open a general store. The new sports facilities are now open with a changing rooms, football pitches etc. More extensive amenities can be found in the close by market town of Mildenhall and the headquarters of British racing, Newmarket. Mildenhall is approximately two miles from the A11 five ways roundabout which gives easy access to a greater variety of amenities found in Thetford (12 Miles) and Norwich to the North East and Newmarket (10 miles) and London to the South and Southwest.

Directions

From Exit 39 of the A14 take the B1506 towards Red Lodge on the Herringwell Road. Proceed along Warren Road over three roundabouts then take the third exit onto Hundred Acre Way. Turn right onto Harebell Drive and you will find the property halfway down on the right. There is a Sheridans sign outside. <https://what3words.com/simulates.averages.inflamed>

- Three Storey family home set in a quiet cul-de-sac
- Entrance hall
- Cloakroom
- Sitting room with double doors leading to kitchen/ breakfast room
- Kitchen/Breakfast room leading to the Westerly facing garden
- Recently converted loft conversion offering a generous Master suite with velux windows
- Three additional bedrooms
- Enclosed rear garden
- Allocated parking space

Services

Mains electricity, gas, drainage and water. Heating - Gas Fired Combi boiler
Council Tax: West Suffolk Band: B
Broadband speed: Up to 1000 mbps available (Source Ofcom)
Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)
Flood Risk: Surface Water - Low Risk. Rivers & The Sea - Very Low Risk
EPC Rating: C

