



**Laurel Close, Red Lodge**

**Sheridans**



# Laurel Close, Red Lodge IP28 8LN

Guide Price £250,000

A semi-detached 3 bedroomed fully refurbished chalet bungalow situated in a well served village location.

Upon entering, you're greeted by an inviting entrance hall with wood effect flooring that sets the tone for the rest of the property. Brand new kitchen with eye level double oven, electric hob and space for washing machine, dishwasher and fridge/freezer offering both functionality and style. Opening to the spacious sitting room which is a bright and airy room.

At the rear of the property is a good sized dining room with doors opening onto the garden. The double ground floor bedroom has integral storage cupboard. The brand new bathroom has recently been finished to a high standard with shower over bath, vanity basin with cupboard under and obscured window to the side.

There is a staircase from the living room to 2 further bedrooms with velux style windows with scope to install dormer windows to open up the space.

The property has been refurbished throughout with benefitting from new LPG boiler, UPVC double glazing, new flooring and decorated throughout.

The property is in a cul-de-sac location within walking distance to all amenities including local shops, schools, doctors and dentist.

## Outside

To the front is garden area (which can be paved for more parking) with driveway leading to single garage with up and over door. The outside has a good sized garden mainly laid to lawn with patio, planted borders and shed.

## 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 Bury St Edmunds take the A14 towards Newmarket exit at junction 39 and continue on the B1056 onto Bury Road and turn right onto Herringswell Road. Continue onto Warren Road then at the roundabout take the first exit onto Carnation Way, take 2nd right onto Heatherset Way then next right onto Laurel Close where the property can be found on the left.

- Refurbished throughout
- Brand new kitchen
- Brand new bathroom
- Good sized versatile accommodation
- Separate dining room
- Garage
- Driveway parking
- Garden
- UPVC double glazing
- Close to amenities

## Services

Heating is Liquefied Petroleum Gas (LPG) bottles

Mains electricity, drainage and water

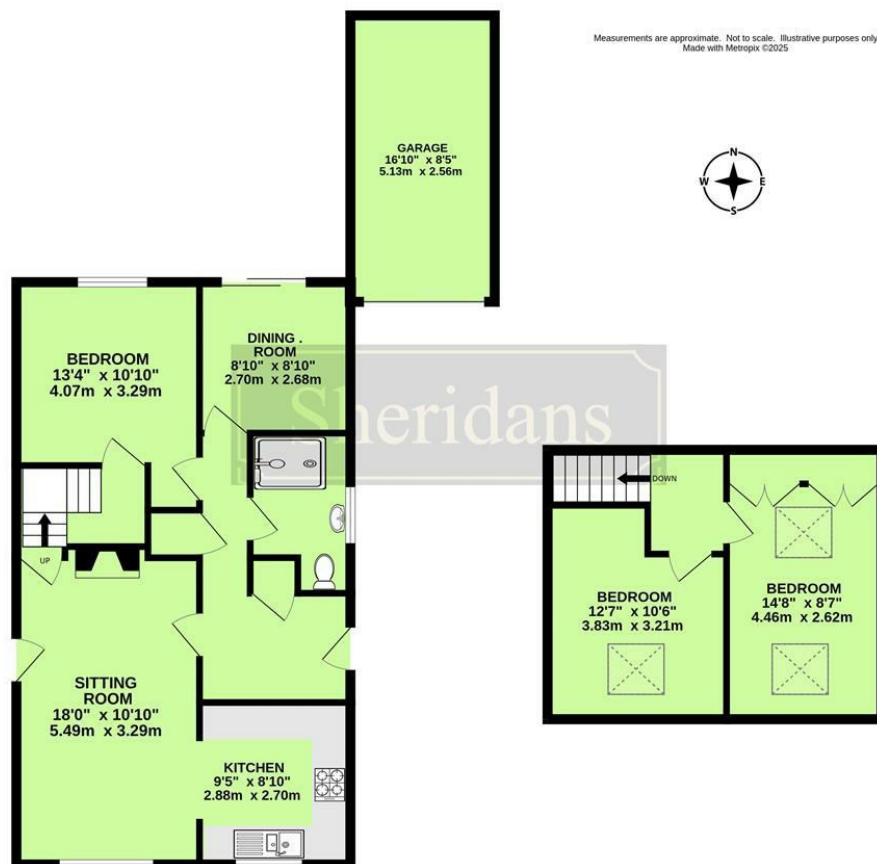
Council Tax: West Suffolk Band: B

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source Ofcom)

Flood Risk: Surface Water - Low. Rivers & The Sea - Very Low.





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

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