



**Larch Way, Red Lodge, Bury St. Edmunds, IP28 8YA**

**welcome to**

## **Larch Way, Red Lodge, Bury St. Edmunds**

An immaculately presented & open plan 3-bedroom semi-detached house offering circa 850 Sq Ft of accommodation plus rear enclosed garden & driveway for 2 cars. The property was built in 2019 with 5-year NHBC remaining and is being offered with upward chain complete.

### **The Accommodation**

#### **Entrance Hall**

#### **Kitchen/Living/Dining Room**

26' 2" max x 15' 10" max ( 7.98m max x 4.83m max )

#### **Cloakroom**

5' 7" x 2' 10" ( 1.70m x 0.86m )

#### **First Floor Landing**

#### **Bedroom 1**

12' 3" max x 11' max ( 3.73m max x 3.35m max )

#### **En Suite**

6' 4" max x 6' 3" max ( 1.93m max x 1.91m max )

#### **Bedroom 2**

11' 5" max x 8' 10" max ( 3.48m max x 2.69m max )

#### **Bedroom 3**

8' x 6' 7" ( 2.44m x 2.01m )

#### **Bathroom**

8' 9" max x 7' 7" max ( 2.67m max x 2.31m max )

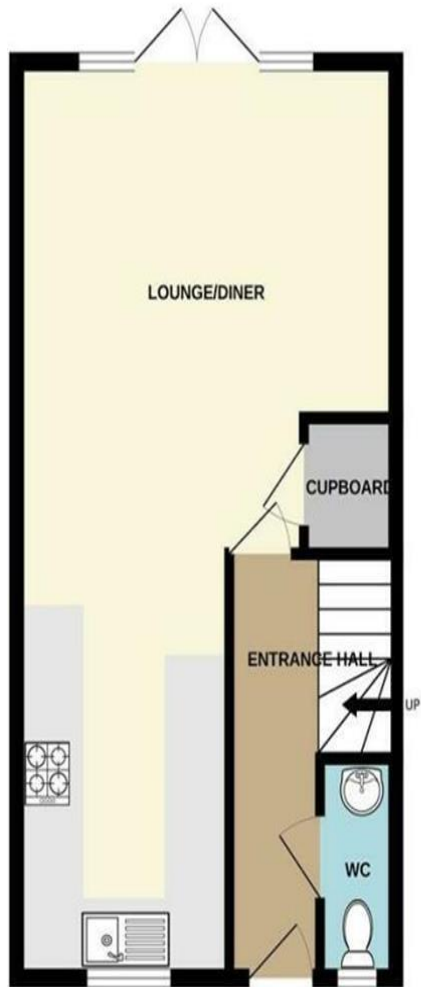
#### **Outside**

#### **Rear Enclosed Garden**

#### **Driveway For 2 Cars**

With potential to extend.

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.

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.  
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**welcome to**  
**Larch Way,**  
**Red Lodge, Bury St. Edmunds**

- 3 Bedroom Semi-Detached House
- Circa 850 Sq Ft
- Upward Chain Complete
- Open Plan Kitchen/Living/Dining Room
- Immaculately Presented

Tenure: Freehold EPC Rating: B

**£280,000**



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Property Ref:  
MDH108181 - 0003

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