



Buddleia Way, Red Lodge
Bury St. Edmunds, IP28 8XZ
Offers In Excess Of £400,000

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Buddleia Way, Bury St. Edmunds, IP28 8XZ

A superb four-bedroom detached family home, presented in immaculate condition, and occupying an enviable position with views overlooking picturesque green space.

Red Lodge offers a peaceful village setting with convenient access to Cambridge, Bury St Edmunds, and Newmarket. The area provides a welcoming community, local amenities, and excellent transport links, making it an ideal choice for families and commuters alike.

The accommodation includes an entrance hall, a living room with a bay window, a superb modern open-plan kitchen/dining/family room, utility room, cloakroom, four bedrooms, en suite shower room and a four-piece family bathroom. The property benefits from double-glazed windows and gas central heating throughout.

Outside, the enclosed rear garden features an artificial lawn and a paved seating area. The detached garage has been partially converted into a useful office space, previously used as a home gym. A driveway offers off-road parking for multiple vehicles.

With its immaculate presentation, this move-in-ready home is a fantastic opportunity. Viewing is highly recommended.

EPC (TBC)
Council Tax D (West Suffolk)

Accommodation Details:

Storm canopy and double glazed front entrance door through to the:

Entrance Hall

With staircase rising to the first floor and storage cupboard under, radiator, laid tiled flooring and door through to the:

Living Room

19'5" x 11'1"

Generous sized living room with featured fireplace and limestone mantle, TV connection point, two radiators, bay fronted window and French style doors out to the rear garden.

Kitchen/Dining Area/Garden Room

27'3" x 11'3"

Modern fitted kitchen with matching eye and base level storage units and wooden working surfaces over, inset ceramic sink and drainer with mixer tap over, tiled splashback areas, integrated appliances to include a four-ring gas burner hob with extractor hood over, BOSCH double oven, dishwasher, full length fridge and freezer and microwave.

Space for a dining table with pendant lighting over, laid tiled flooring, two radiators, windows to the front and rear aspect and French style doors out to the rear garden,

Utility Room

With space and plumbing for a washing machine and tumble dryer. Rear external door.

Cloakroom

Comprising a concealed WC, hand basin, radiator and obscured window to the front aspect.

First Floor Landing

Built in airing cupboard with shelving for storage, access into the insulated loft space and radiator.

Bedroom 1

16'9" x 9'6"

Double bedroom with radiator and window to the rear aspect.

Bedroom 2

11'3" x 11'1"

Double bedroom with built-in sliding door wardrobes, radiator, window to the rear aspect and door through to the:

Ensuite

Comprising a concealed WC, hand basin, enclosed shower cubicle, radiator, part tiled walls, wooden style flooring and obscured window to the rear aspect.

Bedroom 3

10'0" x 7'10"

With radiator and window to the front aspect.

Bedroom 4

8'3" x 8'0"

With radiator and window to the front aspect.

Bathroom

Superb four piece bathroom suite comprising a concealed WC, hand basin, panelled bath with hand held shower head, walk in shower cubicle, heated towel rail, tiled walls, wooden style flooring and obscured window to the front aspect.

Outside - Rear

Fully enclosed rear garden mostly laid with artificial lawn, paved patio area which leads up to the door through to the study area. Outdoor lighting, outdoor tap and side pedestrian access.

Outside - Front

Approached by a small private driveway that provides off-road parking. Laid shingle frontage with raised flower beds.

Property Information:

Maintenance fee - n/a

EPC - TBC

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 122 SQM

Parking – Off-Road Parking

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type – Ultrafast available, 1000Mbps download, 220Mbps upload

Mobile Signal/Coverage – Ofcom advise limited on certain networks

Rights of Way, Easements, Covenants – None that the vendor is aware of

Location - What 3 Words - [///optimally.showcases.collision](https://www.what3words.com/optimally.showcases.collision)

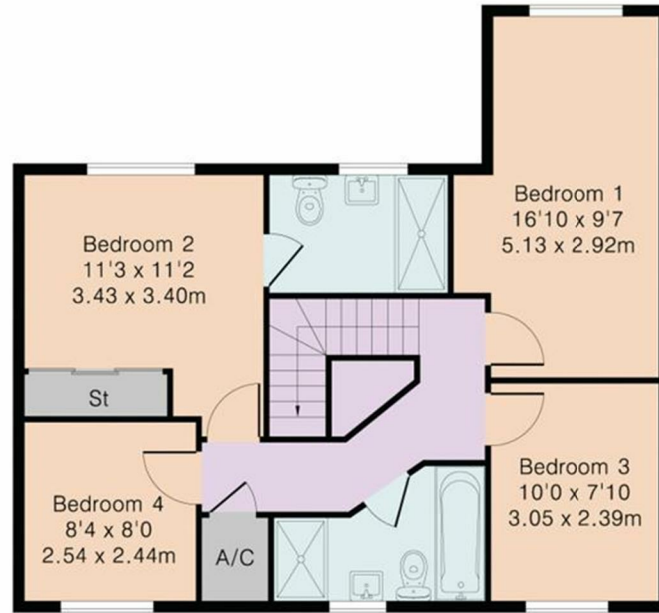
Approximate Gross Internal Area 1296 sq ft - 121 sq m

Ground Floor Area 652 sq ft – 61 sq m

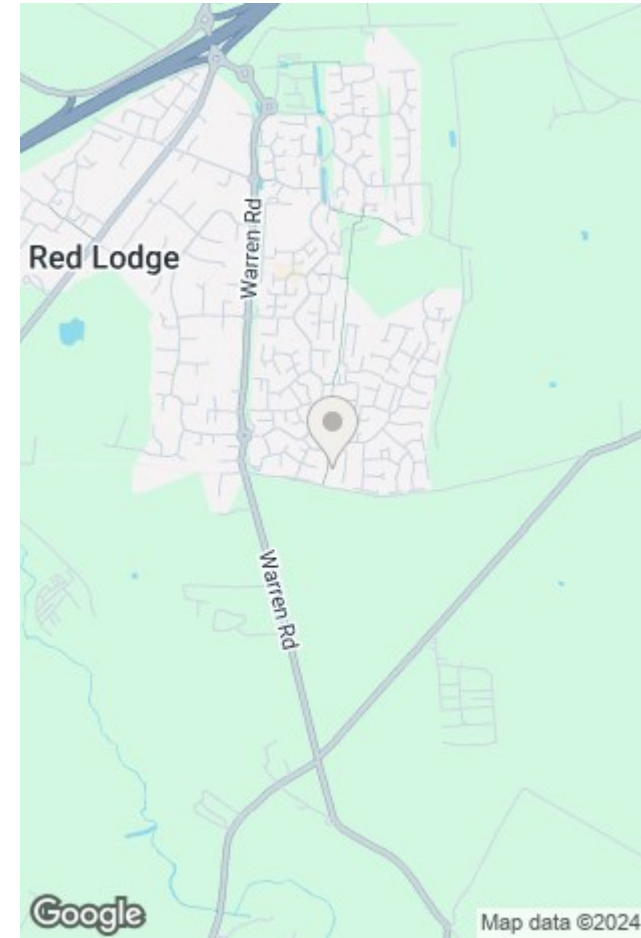
First Floor Area 644 sq ft – 60 sq m



Ground Floor



First Floor



Map data ©2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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