



Larchwood Road, Red Lodge IP28 8ZT

45% Shared Ownership £139,500

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A delightful detached family home offered as a 45% equity share with open planning living areas that's well presented and needs to be seen to be fully appreciated.

Located in the popular village of Red Lodge that offers several shops and a well regarded school and provides quick access to the A11 and A14 for access to Cambridge.

With a living room/diner that opens onto the kitchen, a wc, three bedrooms with ensuite to master and family bathroom.

Externally there is a landscaped rear garden with a driveway to side that provides off road parking.

Entrance Hall

With doors leading to cloakroom and living/dining room

Cloakroom

White suite comprising low level W.C. and hand basin with mixer tap over. Door to entrance hall.

Kitchen 9'1" x 8'5" (2.79m x 2.59m)

Contemporary kitchen with range of matching eye and base level cupboards with worktop over. Stainless steel sink and drainer with mixer tap over. Integrated eye level double oven. Inset gas hob with extractor over and glass splashback. Integrated fridge/freezer. Space and plumbing for washing machine and dishwasher. LVT wood flooring. Window to front aspect. Opening to living/dining room.

Living/Dining Room 17'1" x 15'10" (5.23m x 4.85m)

Well presented, spacious living/dining room with French doors leading to patio area. Radiator. Opening to kitchen. Doors to understairs cupboard and entrance hall.

Landing

Master Bedroom 12'2" x 8'9" (3.73m x 2.67m)

Spacious double bedroom with built-in wardrobe and en suite. Window to front aspect. Doors to en suite and landing.

En Suite

Contemporary en suite with white suite comprising low level, concealed cistern, W.C., wall mounted handbasin with mixer tap over and generous walk-in shower, attractively tiled. Ladder style radiator. Obscured window. Door to Master bedroom.

Bedroom 2 9'1" x 8'11" (2.79m x 2.72m)

Well proportioned room with window to rear aspect. Radiator. Door to landing.

Bedroom 3 8'2" x 6'7" (2.49m x 2.03m)

Good sized room with window to rear aspect. Radiator. Door to landing.

Bathroom

Contemporary bathroom with white suite comprising low level, concealed cistern, W.C., pedestal handbasin with mixer tap over and panelled bath with tap over. Attractively tiled to wet areas. LVT wood flooring. Radiator. Door to landing.

Outside - Front

Paved pathway leading to front door with storm porch over. Planted bed area. Block paved driveway, providing tandem parking for 2 cars. Access gate to rear garden.

Outside - Rear

Enclosed rear garden with central lawned area. Patio area to rear of house with French doors leading to living/dining room. Further seating area to rear of garden. Access gate leading to front driveway.

PROPERTY INFORMATION

Maintenance fee - Rent: £421.90 per month/Service Fee £36.68 per month
EPC - B

Tenure - Shared Equity

Council Tax Band - C (West Suffolk)

Property Type - Detached House

Property Construction – Standard

Number & Types of Room – Please refer to the floorplan

Square Meters - 78 SQM

Parking – Driveway

Electric Supply - Mains

Water Supply – Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - Yes - BT/EE

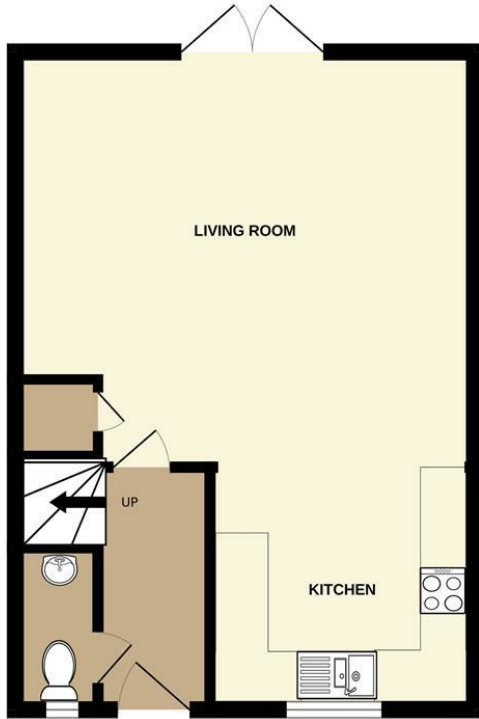
Broadband Type – Ultrafast available,

1800Mbps download, 220Mbps upload

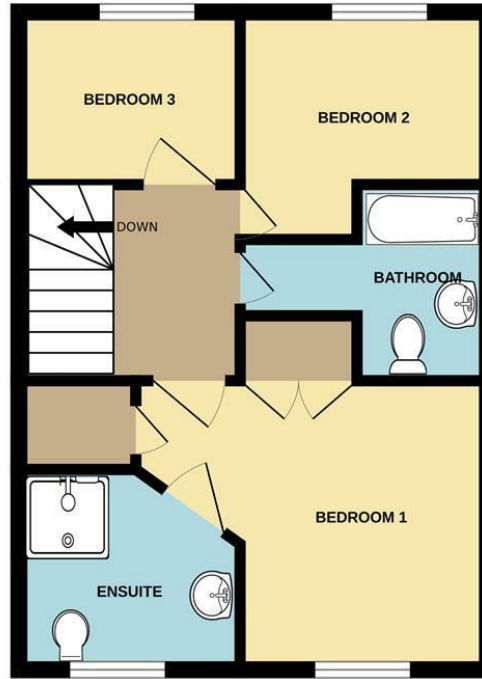
Mobile Signal/Coverage – Ofcom advise likely on all networks

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

GROUND FLOOR
363 sq.ft. (33.8 sq.m.) approx.

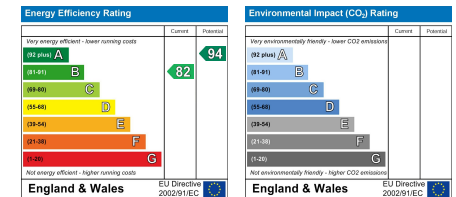
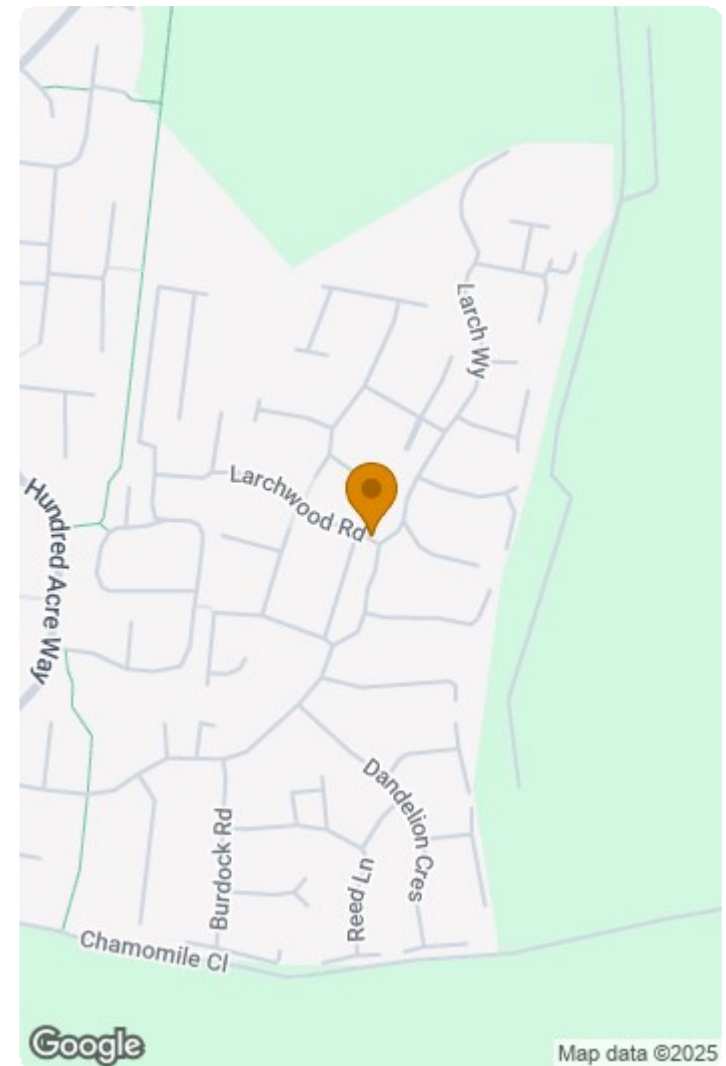


1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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