



Hundred Acre Way, Red Lodge, Bury St. Edmunds, Suffolk, IP28 8NQ

£250,000 Freehold



A modern 3 storey terrace home well-presented throughout and benefits from excellent transport links with easy access to Newmarket, Cambridge, Thetford and London. The property boasts a good size sitting room, convenient downstairs cloakroom and modern kitchen/dining room. The first floor offers 2 double bedrooms and a family bathroom. The impressive main bedroom is on the top floor with an en-suite. This property would make a superb home as an investment property or first time purchase.

### **Entrance Hall**

4' 6" x 4' 5" (1.383m x 1.345m)

Stairs leading to first floor.

### **Inner Hall**

4' 6" x 3' 9" (1.363m x 1.153m)

Leading to kitchen/dining room

### **Cloakroom**

5' 7" x 3' 6" (1.696m x 1.065m)

WC, wash basin sink and radiator.

### **Kitchen/Dining Room**

15' 2" x 12' 8" (4.633m x 3.849m)

Spacious kitchen with matching wall and base cupboard and drawer units with ample work top over. Inset sink and drainer, gas ring hob and electric oven. Integrated dish washer, washing machine and fridge freezer. Space for a dining table, window to rear and double doors to the rear garden. Radiator.

### **Sitting Room**

13' 10" x 11' 6" (4.204m x 3.500m)

Good size room with a useful understairs storage. Window to front and radiator.

### **First Floor Landing**

19' 5" x 6' 7" (5.908m x 2.002m)

Airing cupboard with window to front and radiator.

### **Bedroom 2**

12' 9" x 8' 5" (3.882m x 2.571m)

Good size room with window to rear and radiator

### **Bedroom 3**

13' 9" x 8' 5" (4.179m x 2.566m)

Double room with window to front and radiator.

### **Bathroom**

7' 10" x 6' 7" (2.386m x 2.019m)

Suite comprising of WC, bath and sink. Window to rear and radiator.

### **Second Floor Landing**

3' 5" x 3' 1" (1.045m x 0.951m)

Stairs leading to main bedroom.

### **Bedroom 1**

22' 9" x 11' 7" (6.923m x 3.531m)

Spacious main bedroom with double fitted wardrobes and storage cupboard. Skylight, window to front and radiator.

### **En-Suite**

7' 3" x 7' 2" (2.207m x 2.195m)

Suite comprising WC, sink and shower cubicle and radiator.

### **Outside**

#### **Front**

Mature shrub boarder and pathway to front.

#### **Rear Garden**

Enclosed garden mostly laid to lawn with patio seating area and a path to gated access.

#### **Garage**

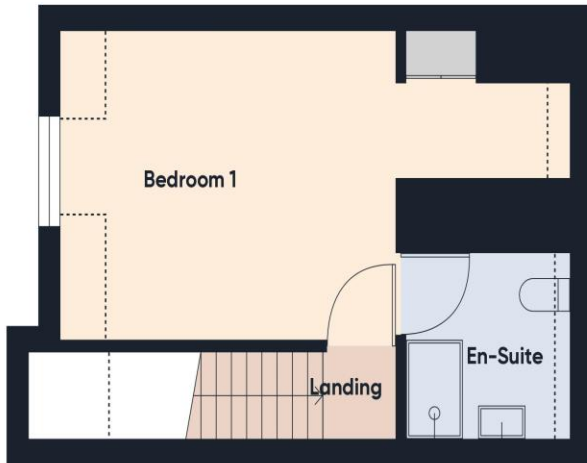
Single garage and parking



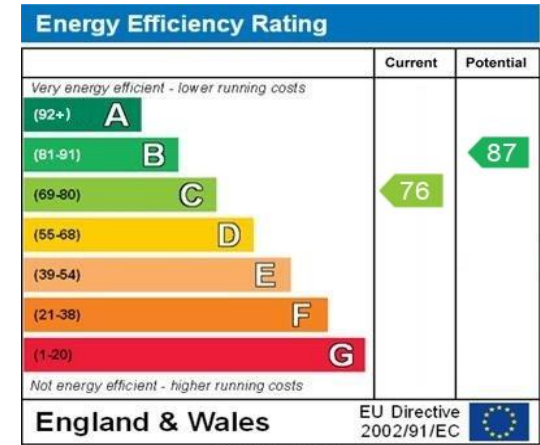
Ground Floor



Floor 1



Floor 2



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