



**16 Aspen Way,
Red Lodge**

**DAVID
BURR**



16 Aspen Way, Red Lodge, Bury St. Edmunds, Suffolk, IP28 8GU

Red Lodge is a growing community administered by West Suffolk Council. It has new homes from a variety of building companies centred on the Kings Warren development at the northern end of the village. Currently, community facilities include an Ecumenical church, village hall and venue (known as the Millennium Centre), a sports pavilion with tennis courts, a five-a-side football pitch and allotments. There are two primary schools both recently rated by OFSTED as good and the village centre has a convenience store, fish and chip shop and pharmacy.

An immaculately presented, high specification and spacious four-bedroom detached home. The property enjoys a modern finish throughout consisting of an entrance hall, sitting room, kitchen/breakfast room, utility room, dining room, cloakroom, family bathroom and five bedrooms. The master of these enjoys an en-suite. Externally enjoying off street parking, a double garage and a well presented and low maintenance rear garden.

A spacious and immaculately presented five-bedroom detached family home.

Ground Floor

ENTRANCE HALL With wood effect flooring, stairs rising to the first floor, and door to:

SITTING ROOM A double aspect room providing spacious living accommodation. With window to the front aspect, and French doors leading to the rear garden.

DINING ROOM Wood effect flooring with window to the front aspect.

KITCHEN/BREAKFAST ROOM Stylishly fitted with matching base and wall units with granite worktops over, extending to create a breakfast bar. With inset sink and mixer tap looking out over window to the side aspect, there is also a selection of integrated appliances including a double oven, gas hob with extractor over, fridge-freezer and dishwasher. The space is complete with French doors leading to the rear garden and a separate utility area:

UTILITY With units and worktops to match the kitchen. The space is complete with an inset sink and window looking out over the rear, as well as space and plumbing for a washing machine or tumble dryer.

CLOAKROOM With tiled floor, WC and handwash basin.

First Floor

LANDING With airing cupboard, stairs rising to second floor and door to:

MASTER BEDROOM A spacious double with window to the front aspect. The space has ample storage in the format of built in wardrobes. Complete with a fully tiled **ensuite** fitted with a large shower, WC, hand wash basin, heated towel rail and storage unit, as well as a window to the rear aspect.

BEDROOM 2 Another spacious double with wood effect flooring and window to the rear aspect.

BEDROOM 5 With window to the front aspect.

BATHROOM Partially tiled space with fitted bath, WC, hand wash basin and window to the front aspect.

Second Floor

LANDING With eaves storage and window to the rear.

BEDROOM 3 A spacious room with built in storage (which could be removed if requested) and window to the front aspect.

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BEDROOM 4 A versatile space currently used as an office, but perfectly placed as another bedroom. With window to front aspect and a Velux window to the rear.

SHOWER ROOM Partially tiled space fitted with shower, WC and hand wash basin, complete with Velux window to the rear.

Outside

The property is approached via a paved pathway, surrounded by shingle and a small patch of artificial turf. With a driveway to the side leading to the **single garage** complete with light and power. The rear garden is complete with a large paved area ideal for al fresco dining, low maintenance artificial turf and a storage shed.

SERVICES Gas-fired heating to radiators. Mains water, electricity and drainage. NOTE: None of these services have been tested by the agent.

EPC TBC.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND E. (£2,647.70 annually).

TENURE Freehold.

CONSTRUCTION TYPE Brick construction.

COMMUNICATION SERVICES (source Ofcom)

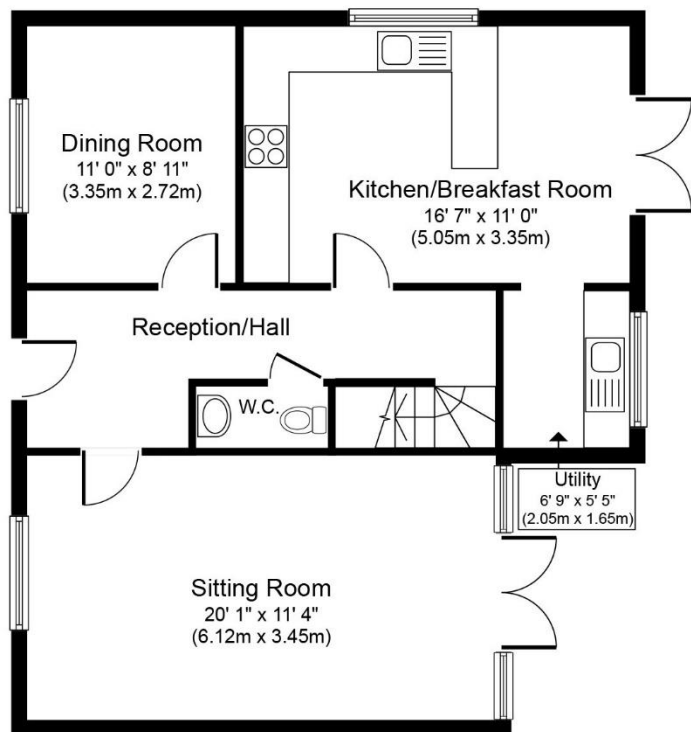
Broadband: Yes. Speed: Up to 1000 mbps download, up to 220 mbps upload. **Phone Signal:** Likely with Three, EE, O2 and Vodafone.

WHAT3WORDS pianists.crabmeat.galaxy

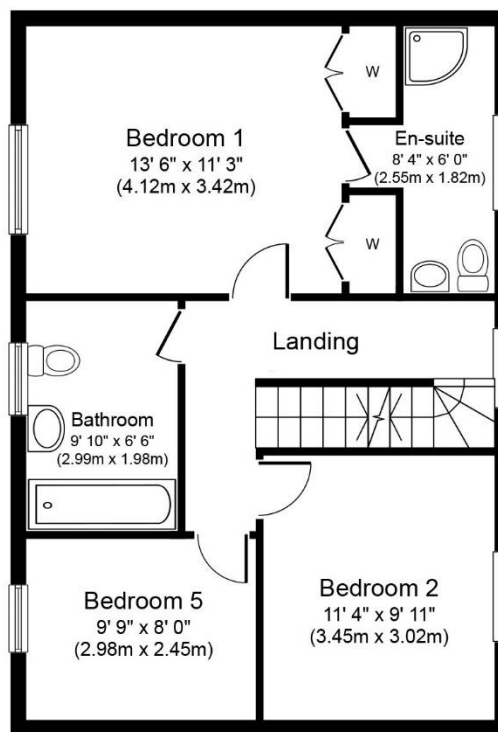
VIEWING Strictly by prior appointment only through DAVID BURR.

NOTICE Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

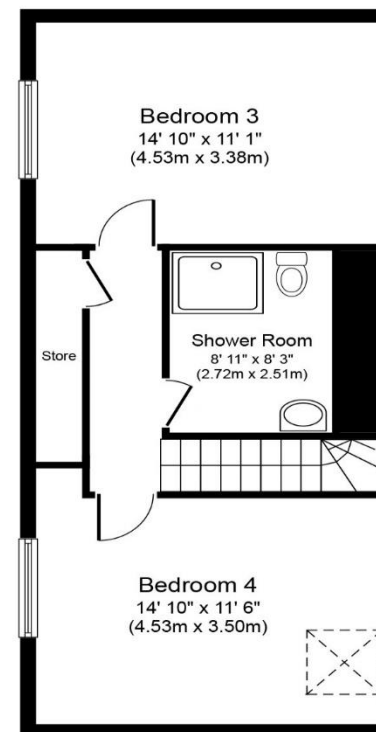




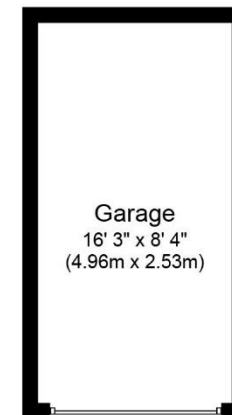
Ground Floor
Approximate Floor Area
698 sq. ft.
(64.8 sq. m.)



First Floor
Approximate Floor Area
596 sq. ft.
(55.4 sq. m.)



Second Floor
Approximate Floor Area
522 sq. ft.
(48.5 sq. m.)



Garage
Approximate Floor Area
135 sq. ft.
(12.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

