



Ivory House, Turnpike Road, Red Lodge, IP28 8JZ

**CHEFFINS**



# Ivory House, Turnpike Road

Red Lodge,  
IP28 8JZ

- Large Detached Home
- 5 Bedrooms – 1 Ensuite
- Immaculately Presented
- Modern Kitchen
- Off Road Parking for Several Vehicles
- Two Wooden Outbuildings
- Potential for Further Development
- Near to Village Amenities
- 23 Miles to Addenbrookes

Ivory House is an impressive detached property in the popular village of Red Lodge, close to amenities. The accommodation comprises of 5 bedrooms with 1 ensuite, a family bathroom, living room, dining room and kitchen with a separate utility room. Outside there's ample parking for several vehicles and a well stocked garden to the side. Must be seen to be fully appreciated.

5 2 2

**Guide Price £700,000**





## LOCATION

RED LODGE is a popular village within easy reach of Cambridge (15 miles), Newmarket (5 miles) and Bury St Edmunds (12 miles). Village amenities include a primary school, a good sized local supermarket, hairdressers, pharmacy, doctor's surgery, dental surgery, post office, pavilion and millennium centre and public house.



**KITCHEN**

with entrance door and a range of base and wall mounted units with work surfaces over, enamel sink with mixer tap, dishwasher, integrated electric oven and hob with extractor hood over, freestanding fridge/freezer, spotlights to ceiling, ceramic tiled floor.

**UTILITY ROOM**

with a wall mounted gas boiler, washing machine, tumble dryer, ceramic tiled floor.

**CLOAKROOM**

with a low level WC, pedestal hand wash basin, ceramic tiled floor.

**HALLWAY**

with door to the rear aspect, double doors leading into the living room and dining room, stairs leading to the first floor.

**LIVING ROOM**

with a feature fireplace with decorative hearth and surround, door to side leading into the garden, opening through to;

**DINING ROOM**

open plan with living room.

**FIRST FLOOR****LANDING**

with access to the loft space.

**BEDROOM 1**

with built-in wardrobes.

**ENSUITE SHOWER ROOM**

with a low level WC, double width shower cubicle, side panel bath, pedestal hand wash basin, airing cupboard with hot water cylinder, ceramic tiled floor.

**BEDROOM 2****BEDROOM 3****BEDROOM 4****BEDROOM 5**

with a built-in double wardrobe.

**FAMILY BATHROOM**

with a low level WC, double width shower cubicle, side panel bath, pedestal hand wash basin, ceramic tiled floor.

**OUTSIDE**

To the front of the property is a large gravel frontage enclosed by a brick wall and panel fencing with parking for several vehicles, electric gates, flower and shrub borders with various trees and side access to both sides of the property.

To the side and rear is mostly laid to lawn with flower and shrub borders, various trees, paved patio area, 2 large sheds and an outside tap.

**SALES AGENTS NOTES**

Tenure - Freehold

Council Tax Band - E

Property Type - Detached House

Property Construction - Standard Brick

Number & Types of Room - Please refer to the floorplan

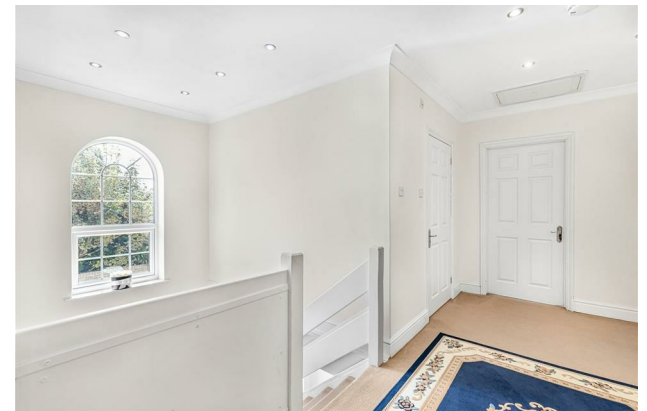
Square Footage - 2368.06

Parking - Driveway

Heating sources - Gas central heating

For more information on this property, please refer to the Material Information Brochure on our website.

Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.







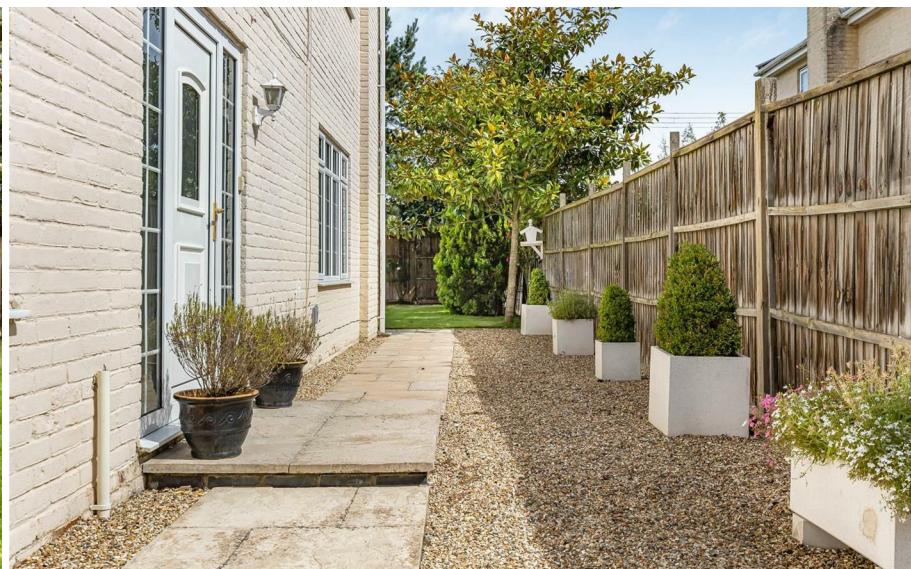


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Guide Price £700,000  
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 Council Tax Band - E  
 Local Authority - West Suffolk

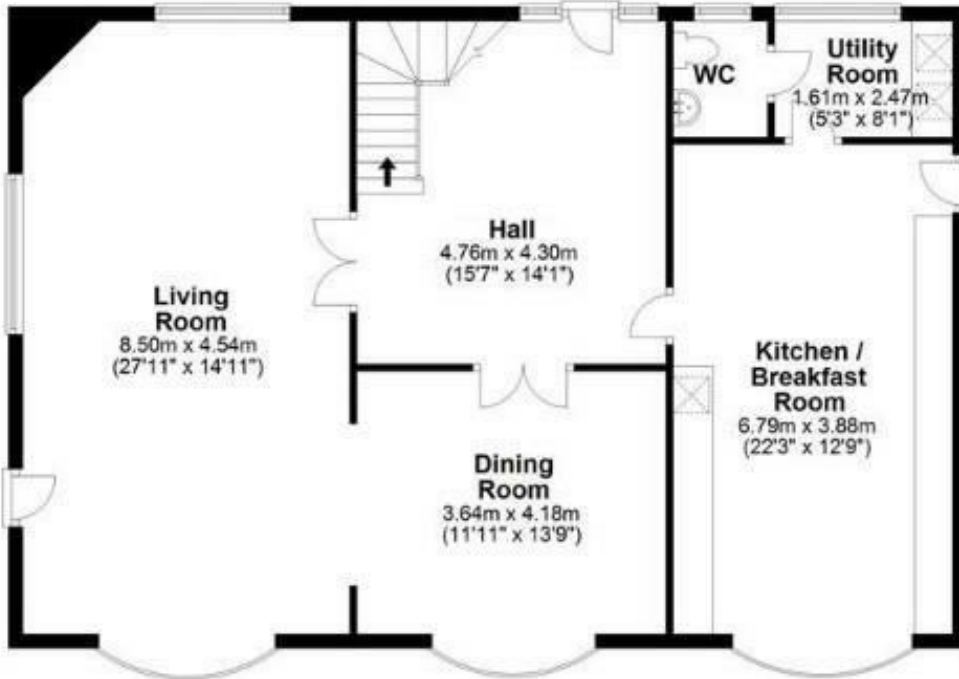






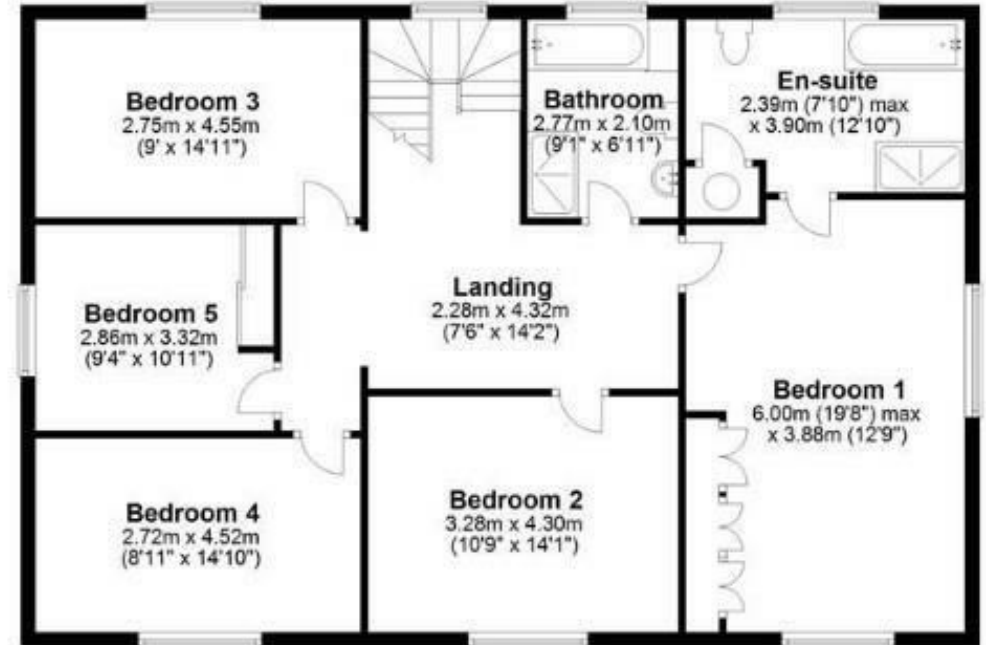
## Ground Floor

Approx. 110.4 sq. metres (1188.1 sq. feet)



## First Floor

Approx. 110.0 sq. metres (1183.7 sq. feet)



Total area: approx. 220.4 sq. metres (2371.9 sq. feet)

Drawings are for guidance only  
Plan produced using PlanUp.

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