



Yarrow Walk, Red Lodge, IP28 8YL

CHEFFINS

## Yarrow Walk

Red Lodge,  
IP28 8YL

- Modern Terraced Home
- 3 Bedrooms - 1 Ensuite
- First Floor Bathroom
- Enclosed Rear Garden
- 2 Allocated Parking Spaces

A modern 3 bedroom mid-terraced property located in a popular residential area. The property is beautifully presented and benefits from an entrance hall, cloakroom, kitchen/dining room, living room, 3 bedrooms, an ensuite shower room and a first floor bathroom. Further features include an enclosed rear garden and 2 allocated parking spaces.



## Offers In Excess Of £250,000





## 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.

## ENTRANCE HALL

with entrance door, vinyl flooring, radiator, under stairs storage cupboard.

## CLOAKROOM

with low level WC, wall mounted wash hand basin, vinyl flooring, tiled splashbacks, extractor fan.

## KITCHEN/BREAKFAST ROOM

with a range of matching wall and base units with 1.5 bowl stainless steel sink, built-in 4 ring gas hob, electric oven and extractor hood over, space and plumbing for appliances, inset spotlights, bay fronted window with built-in shutter blinds, radiator, vinyl flooring.

## LIVING ROOM

with Karndean flooring, 2 radiators, French doors leading out to the rear garden.

## FIRST FLOOR

### LANDING

with access to the loft space partially boarded and with a pull down ladder, airing cupboard.

### BEDROOM 1

with built-in wardrobe, radiator.

### ENSUITE SHOWER ROOM

with a three piece suite with a low level WC, wall mounted hand wash basin, shower cubicle, inset spotlights, extractor fan, tiled splashbacks, tile effect flooring, heated towel rail.

### BEDROOM 2

with a built-in wardrobe, radiator.

### BEDROOM 3

with a radiator.

### BATHROOM

with a three piece white suite with a low level WC, wall mounted hand wash basin, side panel bath with shower over, tiled splashbacks, heated towel rail, inset spotlights, extractor fan.

### OUTSIDE

The rear garden is enclosed by timber fencing and is mainly laid to astro turf with an Indian sandstone patio area, a further seating area to the right hand corner with a pergola over and timber built storage. Gated rear access leads to a parking area with 2 allocated parking spaces.

To the front of the property is a block paved pathway and an area laid to shingle.

### Sales Agents Notes

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





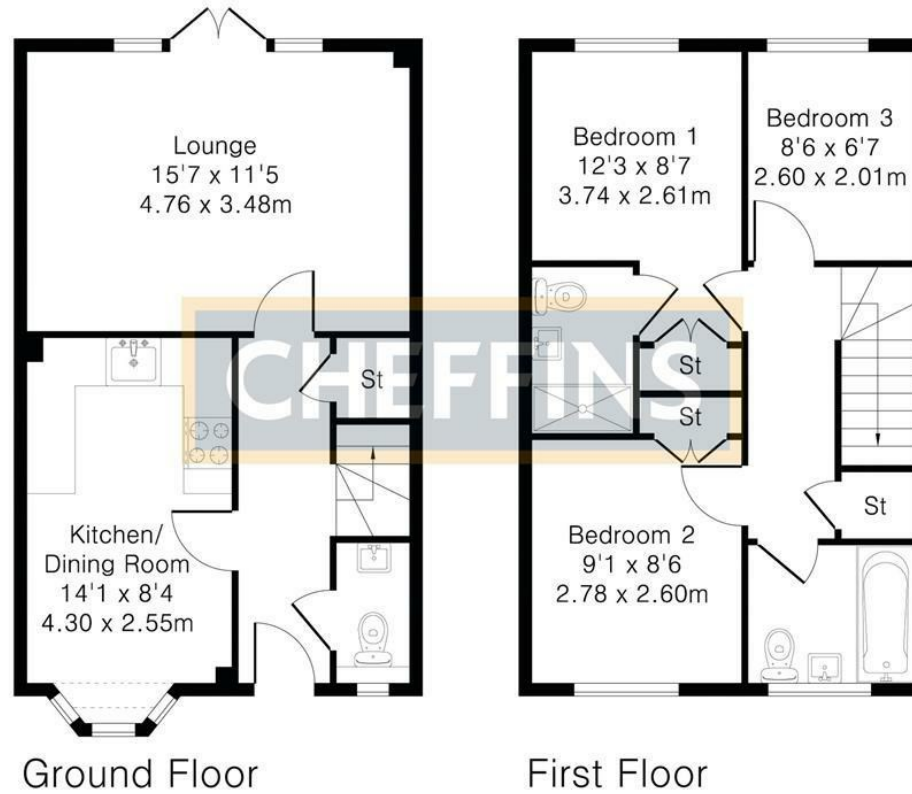
# Approximate Gross Internal Area 812 sq ft - 75 sq m

Ground Floor Area 409 sq ft – 38 sq m

First Floor Area 403 sq ft – 37 sq m

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>81</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Offers In Excess Of £250,000  
 Tenure – Freehold  
 Council Tax Band – C  
 Local Authority – West Suffolk



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.