



Chamomile Close, Red Lodge, IP28 8XY

**CHEFFINS**



## Chamomile Close

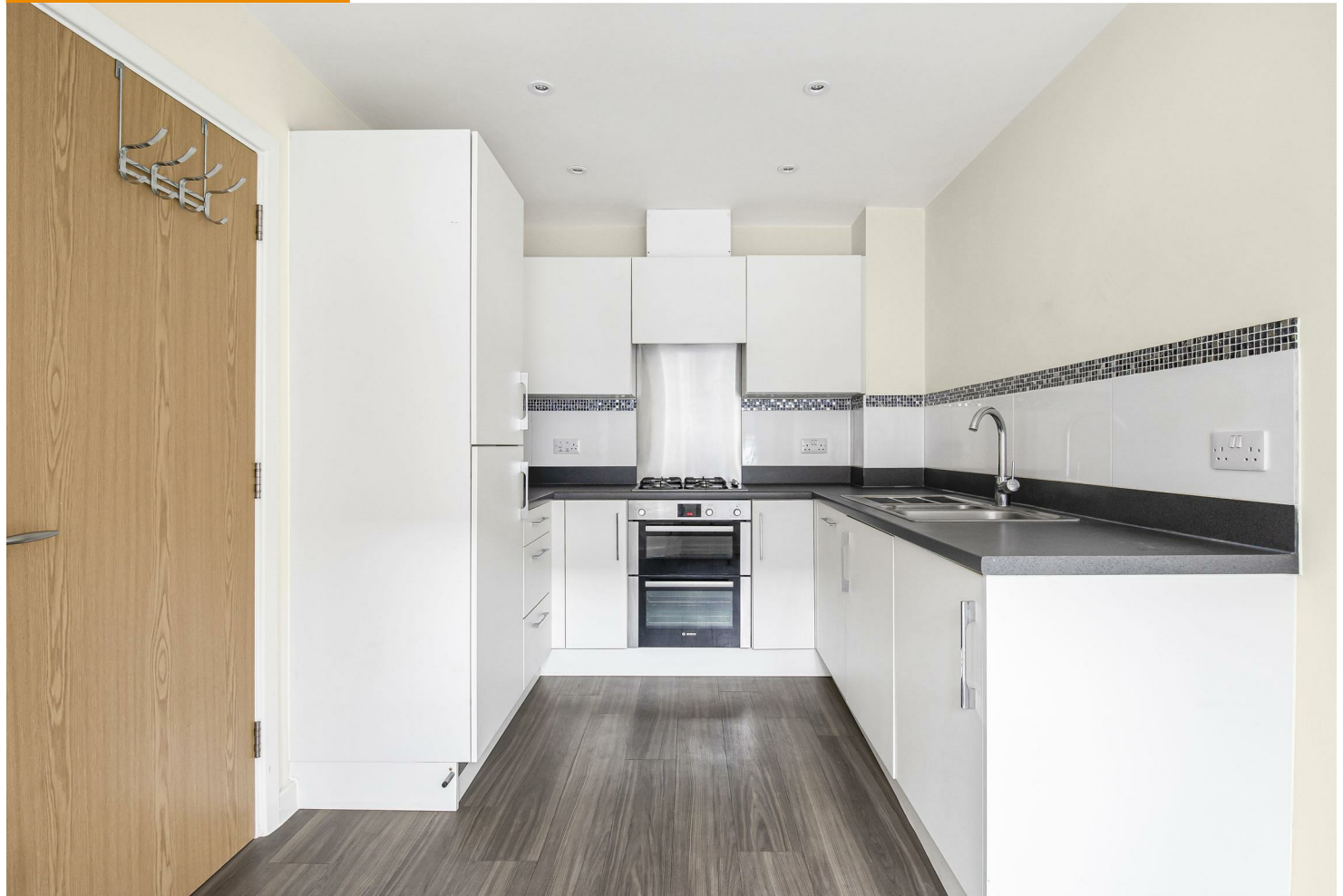
Red Lodge,  
IP28 8XY

- 4 Bedroom Townhouse set over three floors
- Spacious Master Suite with a walk-in Wardrobe and Ensuite
- Kitchen/Dining Room with integrated Bosch Appliances
- Generous Lounge with French doors leading to an Enclosed Garden
- Immaculate Condition Throughout
- Garage and Off-Road Parking
- Hard-wired Internet Connection in Bedroom 4/Office
- Convenient Access to local amenities, schools and transport links
- NO CHAIN

A beautifully presented 4 bedroom, three-storey townhouse situated in Red Lodge. This immaculate home offers spacious and versatile living accommodation, making it ideal for families or professionals seeking modern convenience with excellent transport links. NO CHAIN.

4 2 1

**Guide Price £345,000**





## 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.

## GROUND FLOOR

Upon entering the property, you are welcomed by a spacious entrance hall with an under-stairs storage cupboard and Amtico flooring that extends into the cloakroom. The cloakroom features Porcelanosa tiled walls, Amtico flooring, WC and hand basin.

The kitchen/dining room is well-equipped with a range of base and eye-level units, a built-in Bosch oven, fridge-freezer, dishwasher, and washing machine.

The lounge features French doors that open onto a patio area leading to the enclosed rear garden, perfect for entertaining.

## FIRST FLOOR

The first floor comprises three well-proportioned bedrooms:

- Bedroom 2 – a spacious double room
- Bedroom 3 – a comfortable bedroom ideal for guests or children
- Bedroom 4/Home Office/Nursery – featuring a hard-wired internet connection for home working

A family bathroom serves this floor, featuring a bath with shower over, pedestal sink, WC, Porcelanosa tiled walls and Amtico flooring.

## SECOND FLOOR

The entire second floor is dedicated to the luxurious

master suite, which includes:

- A large master bedroom with ample space for additional furnishings
- A walk-in wardrobe
- A separate walk-in storage cupboard
- An en-suite shower room, complete with a walk-in shower, WC, hand basin, Porcelanosa tiled walls and Amtico flooring.
- Additional built-in wardrobe space

## OUTSIDE

Externally, the property benefits from a garage and off-road parking for one vehicle on a private driveway. The rear garden is fully enclosed, providing a safe and private outdoor space.

The property benefits from rural walks less than 100 yards away.

## Sales Agents Notes

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







# Approximate Gross Internal Area 1162 sq ft - 108 sq m

Ground Floor Area 400 sq ft – 37 sq m

First Floor Area 397 sq ft – 37 sq m

Second Floor Area 365 sq ft – 34 sq m

Garage Area 165 sq ft – 15 sq m

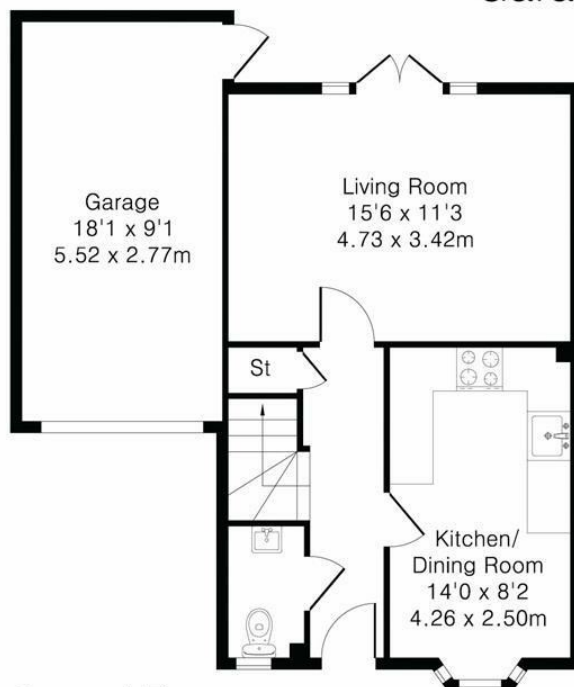
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>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

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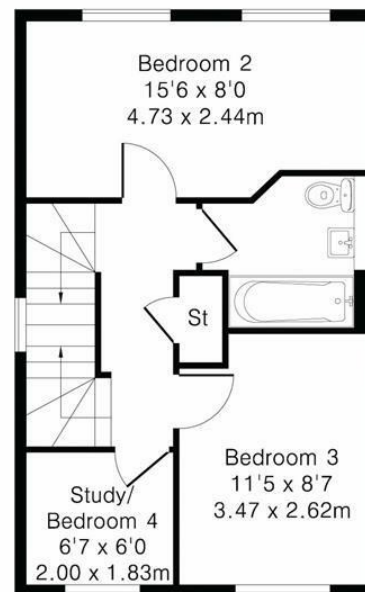
Tenure - Freehold

Council Tax Band - C

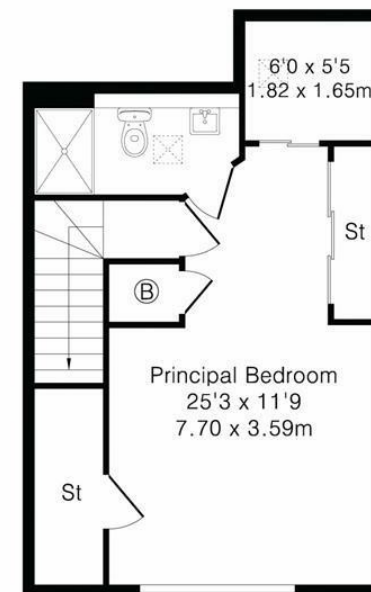
Local Authority - West Suffolk



Ground Floor



First Floor



Second Floor



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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Agents Note: 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>.

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

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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.