



Acorn Way, Red Lodge, IP28 8FY

**CHEFFINS**



## Acorn Way

Red Lodge,  
IP28 8FY

- Modern Detached Home
- 4 Bedrooms – 2 Ensuites
- Kitchen/Dining Room
- Conservatory
- Study
- Enclosed Rear Garden
- Tandem Length Garage

A modern and well presented 4 bedroom detached property located in the popular village of Red Lodge. The accommodation includes an entrance hall, a living room with double doors leading to a bright conservatory, kitchen/dining room and a separate study. Upstairs, the property offers 2 en-suite bedrooms, along with 2 further bedrooms and a modern family bathroom. Outside, the home boasts a private, enclosed rear garden, a tandem-length garage, and a driveway providing off-road parking.

4 3 2

**Guide Price £420,000**





## 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, laminate flooring, radiator, stairs to the first floor landing, under stairs storage cupboard.

## LIVING ROOM

A dual aspect room with 2 sets of windows to the front aspect and French doors opening into the conservatory, 2 radiators, gas fire.

## CONSERVATORY

uPVC construction with a brick plinth, tiled flooring, French doors opening onto the patio, cat flap.

## CLOAKROOM

with a low level WC, pedestal wash hand basin, vinyl flooring, radiator, half tiled walls, window to the front aspect.

## STUDY

with a radiator, window to the front aspect.

## KITCHEN/DINING ROOM

A light and airy room with a range of matching wall and base units with work surfaces over, stainless steel sink, built-in electric double oven with 4 ring gas hob and extractor hood over, built-in dishwasher, space and plumbing for fridge/freezer and washing machine, tiled splashbacks, part tiled and part laminate flooring, inset spotlights, radiator, 2 windows to the rear aspect and a door to the outside.

## FIRST FLOOR

## LANDING

with an airing cupboard, access to the loft.

## BEDROOM 1

with fitted wardrobe, radiator, window to the front aspect.

## ENSUITE SHOWER ROOM

with a low level WC, pedestal wash hand basin, shower

cubicle, vinyl flooring, half tiled walls, inset spotlights, radiator, extractor fan, window to the front aspect.

## BEDROOM 2

with fitted wardrobes, radiator, window to the rear aspect.

## ENSUITE SHOWER ROOM

with a low level WC, pedestal wash hand basin, shower cubicle, half tiled walls, inset spotlights, extractor fan, window to the rear aspect.

## BEDROOM 3

with a radiator, window to the rear aspect.

## BEDROOM 4

with a radiator, window to the front aspect.

## FAMILY BATHROOM

with a side panel bath with shower over, low level WC, pedestal wash hand basin, half tiled walls, inset spotlights, extractor fan, window to the rear aspect.

## OUTSIDE

At the rear of the property is an established mature garden mainly laid to lawn with flower bed and mature shrub borders, large patio seating area, timber built shed, further patio area, side gated access.

To the front of the property is a beautifully designed and landscaped area mainly laid to shingle with flower and mature shrub borders. Hardstanding driveway with parking for 2 cars, leading to the;

## TANDEM LENGTH GARAGE

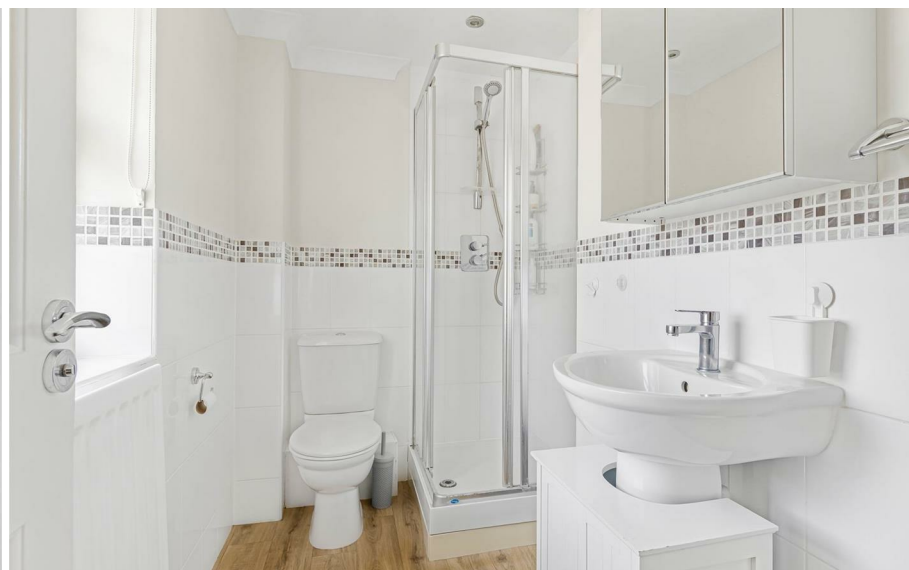
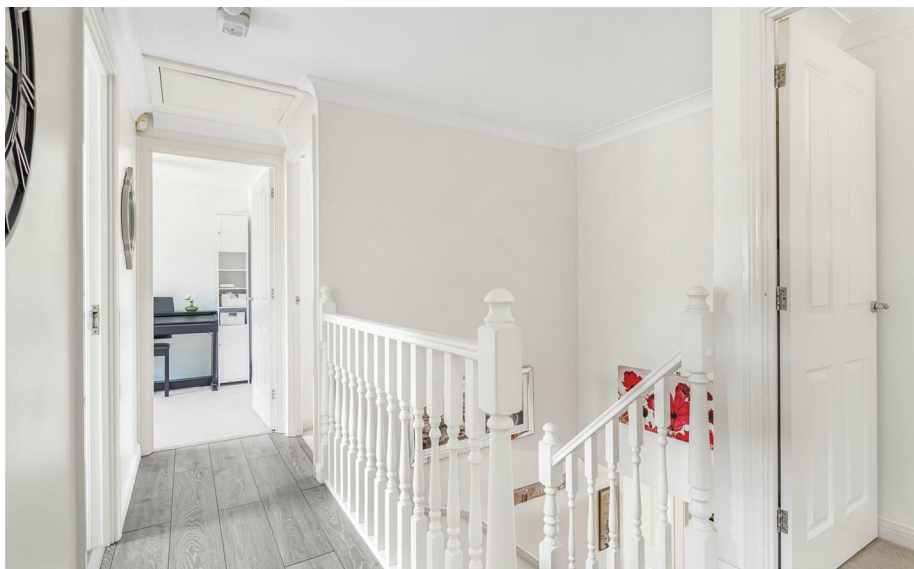
with an electric up and over door, side pedestrian door to the garden, power and light, eaves storage.

## SALES AGENTS NOTES


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







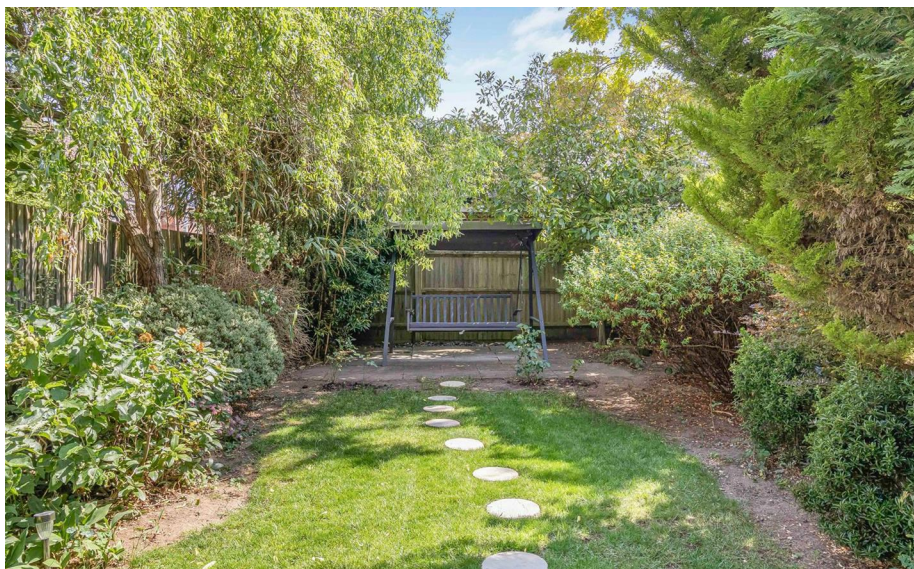


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>77</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		



Guide Price £420,000  
Tenure - Freehold  
Council Tax Band - D  
Local Authority - West Suffolk





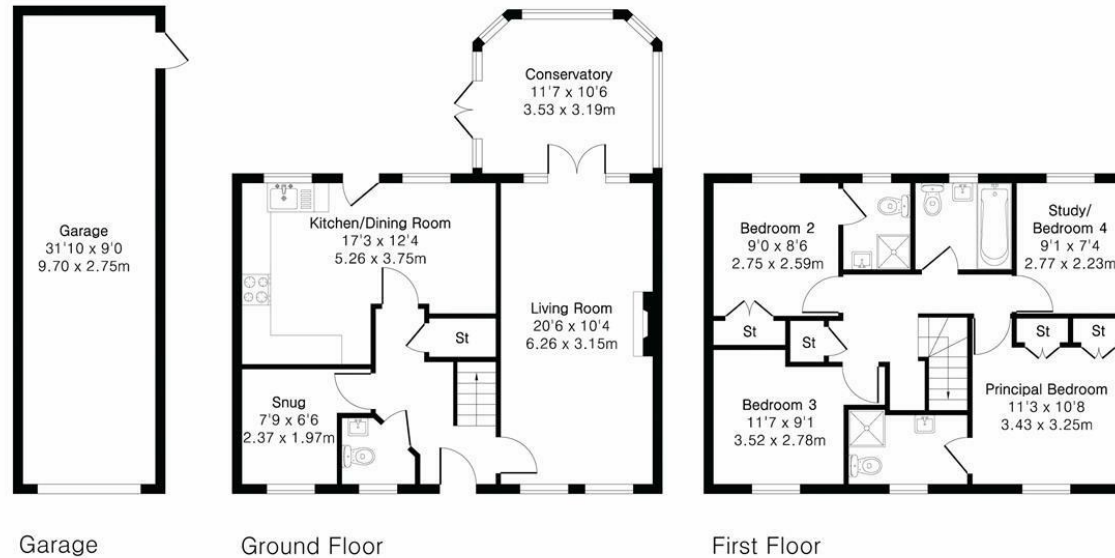


## Approximate Gross Internal Area 1267 sq ft - 118 sq m

Ground Floor Area 696 sq ft – 65 sq m

First Floor Area 571 sq ft – 53 sq m

Garage Area 287 sq ft – 27 sq m  
(Excluding Garage)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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[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.

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