



# Orchid Drive

Red Lodge, IP28

Offers over £325,000

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## Description

**NO ONWARD CHAIN!** This spacious detached home is located in the heart of Red Lodge village and would make a superb FAMILY HOME or INVESTMENT to local USAF personnel. The property is within WALKING DISTANCE of a Nisa convenience store as well as the Red Lodge Pavilion which includes a large children's playground, multi-use games area, playing field and a car park. There are also EXCELLENT TRANSPORT LINKS to Newmarket, Cambridge, London, Thetford and Norwich via the nearby dual carriageway.

Downstairs the house includes an entrance hall with ample space to remove coats and shoes in addition to a cloakroom W.C and stairs to first floor landing. There is a lounge with feature electric fireplace, DINING ROOM and STUDY/ downstairs bedroom as well as a kitchen and separate UTILITY ROOM.

The kitchen is fully fitted with a range of wall and base level units, 1.5 bowl stainless steel sink, INTEGRATED fridge freezer, dishwasher, cooker and gas hob with extractor hood fitted over. There is ample space for a dining table and a separate UTILITY ROOM which offers an additional stainless steel sink as well as space for appliances and a door leading outside to the rear garden.

Upstairs there are FOUR BEDROOMS, which includes TWO EN SUITE shower rooms comprising W.C, wash hand basin and shower cubicles. The airing cupboard is located on the first floor landing and houses a hot water cylinder.

Outside the property includes a fully enclosed rear garden which is laid to lawn with a small patio area. There is a side access gate leading to the driveway off street parking space located in front of a single GARAGE which also benefits from personal door access within the rear garden.

## Measurements

Cloakroom W.C - 5'1" x 3'4"

Lounge - 16'00" x 11'6"

Dining Room - 11'00" max x 10'6" max

Kitchen - 15'5" max x 14'5" max

Utility Room - 7'6" x 5'5"

Bedroom - 14'2" max x 11'5" max

En Suite - 8'1" max x 5'7" max

Bedroom - 16'6" max x 9'7" max

En Suite - 6'4" x 4'10"

Bedroom - 11'00" x 9'00"

Bedroom - 9'00" x 8'1"

Study/ Downstairs Bedroom - 8'10" x 6'11"

## Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## Agents Note

Tel: 01842 818282

Photographs taken prior to current tenants moving in.

Council Tax Band - E (West Suffolk)

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

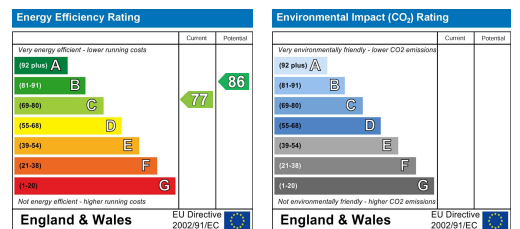
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.