MOLYNEUX
ESTATE AGENTS



Chamomile Close

, IP28

Guide price £250,000

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, Red Lodge, IP28

Guide price £250,000







Description

This modern, well presented home is available with no onward chain and is conveniently located within the popular, growing village of Red Lodge, offering excellent transport links to Newmarket, Cambridge, London and Norwich.

Upon entering the property you will find a welcoming entrance hall, with ample space to remove coats and shoes, a cloakroom W.C, plus stairs leading to the first floor landing.

There is a fully fitted kitchen/ dining room, with an attractive bay window to the front of the home, offering a range of wall and base level units, integrated fridge freezer and dishwasher, washing machine, integrated cooker with a 4-ring gas hob and extractor hood fitted over plus ample space for a dining table.

The downstairs accommodation is concluded by a generous sized lounge which extends across the width of the house, with French doors overlooking the rear garden.

Upstairs, the property boasts three, well-proportioned bedrooms, including an impressive primary bedroom with built in wardobes and an en suite shower room, comprising W.C, wash hand basin and shower cubicle.

The internal accommodation is concluded by the family bathroom, comprising W.C, wash hand basin, bath with shower over and a heated towel rail.

The first floor landing includes a useful storage cupboard which is also home to the wall mounted, gas combination boiler which has been replaced by the current owners.

Outside, the property benefits from a garage with off street parking space in front as well as a fully enclosed rear garden. The rear garden is predominantly laid to lawn, with a patio for seating and entertaining as well as a rear access gate and outside tap.

Red Lodge is a growing village, set within the Suffolk countryside, offering an abundance of amenities such as Tesco Express and Nisa convenience store, Reynard Surgery GP, Day Lewis pharmacy, Red Lodge Dental Practice, a fish and chip shop and takeaway 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 two primary schools, The Pines and St. Christophers.

The village boasts excellent transport links via the A11 and A14 dual carriageways, whilst there are train stations in Kennett, Newmarket and Ely allowing for convenient access to London and other major destinations.

Measurements

Cloakroom W.C - 5'10" x 2'10"

Lounge - 15'1" max x 11'3" max

Kitchen/ Dining Room - 13'11", plus depth of bay window x 8'00"

Bedroom - 11'8", plus depth of built in wardrobe x 8'1"

En Suite - 7'00" max x 4'5" max

Bedroom - 11'9" max x 8'1" max

Bedroom - 8'1" x 6'6"

Family Bathroom - 6'6" x 6'4"

Anti-money Laundering & 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. Our compliance partner, Coadjute, 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
Council Tax Band - West Suffolk, C.

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.





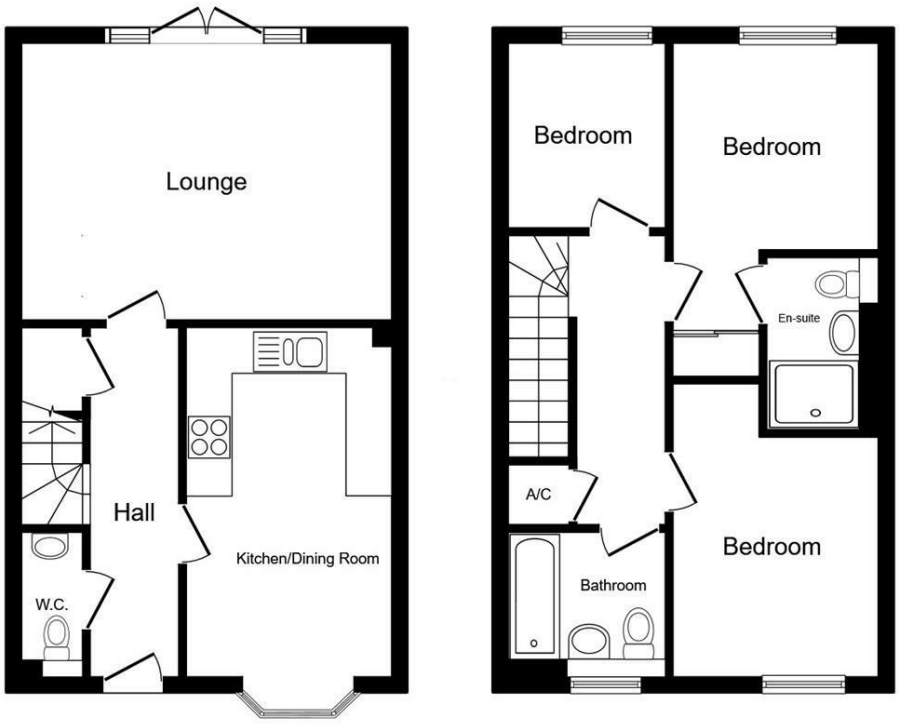








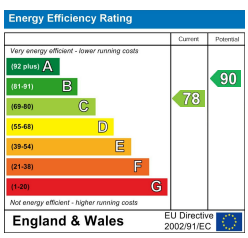


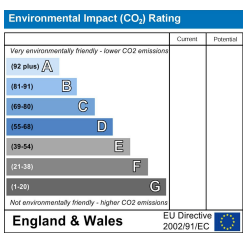


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Mildenhall Office on 01638 474164 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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