



6, Orchid Drive, Red Lodge, IP28 8GR
Guide Price £325,000

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A modern and detached family home standing at the end of a no-through road and offered for sale with no onward chain.

Cleverly planned and offering carefully configured rooms throughout, this property offer sizeable reception hall, cloakroom, two reception rooms, kitchen with built in appliances, conservatory, three bedrooms (ensuite to master) and a family bathroom.

Externally the property offers a lovely mature fully enclosed garden and garage facilities.

Entrance Hall

With stairs rising to first floor, doors to kitchen, living room and cloakroom. Storage cupboard.

Cloakroom

Fitted with a low level WC and hand basin.

Kitchen 12'1" x 7'10" (3.7084m x 2.413m)

Fitted with a range of eye and base level storage units with work top surface over. Stainless steel sink and drainer with mixer tap over. Integrated oven, 4 ring gas hob with extractor hood over. Integrated dishwasher, washing machine and fridge freezer. Window to front aspect, door to:

Dining Room 11'3" x 7'11" (3.4544m x 2.4384m)

With window to rear aspect. Door through to:

Living Room 13'8" x 13'5" (4.18m x 4.09m)

With double doors through to:

Conservatory 12'7" x 9'3" (3.8608m x 2.8448m)

Doors leading to rear garden.

Landing

With doors to all bedrooms and bathroom.

Master Bedroom 9'6" x 10'4" (2.921m x 3.175m)

With fitted wardrobes. Window to rear aspect. Door to:

En Suite

Suite comprising shower cubicle, hand basin and low level WC.

Bedroom 2 12'10" x 11'2" (3.937m x 3.429m)

With window to rear aspect.

Bedroom 3 10'1" x 6'7" (3.0988m x 2.032m)

With window to front aspect.

Bathroom

Suite comprising panelled bath, hand wash basin, low level WC.

Garage

Detached garage with up and over door. Door to garden.

Outside - Front

Paved pathway to front door bordered by mature shrubberies. Parking space.

Outside - Rear

Fully enclosed rear garden, mainly laid to lawn. Garage access.

PROPERTY INFORMATION

EPC - C

Tenure - Freehold

Council Tax Band - D (West Suffolk)

Property Type - Detached House

Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 89
Parking – Garage facilities
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - tbc
Broadband Type – Ultrafast available
1800 mbps download, 220 mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

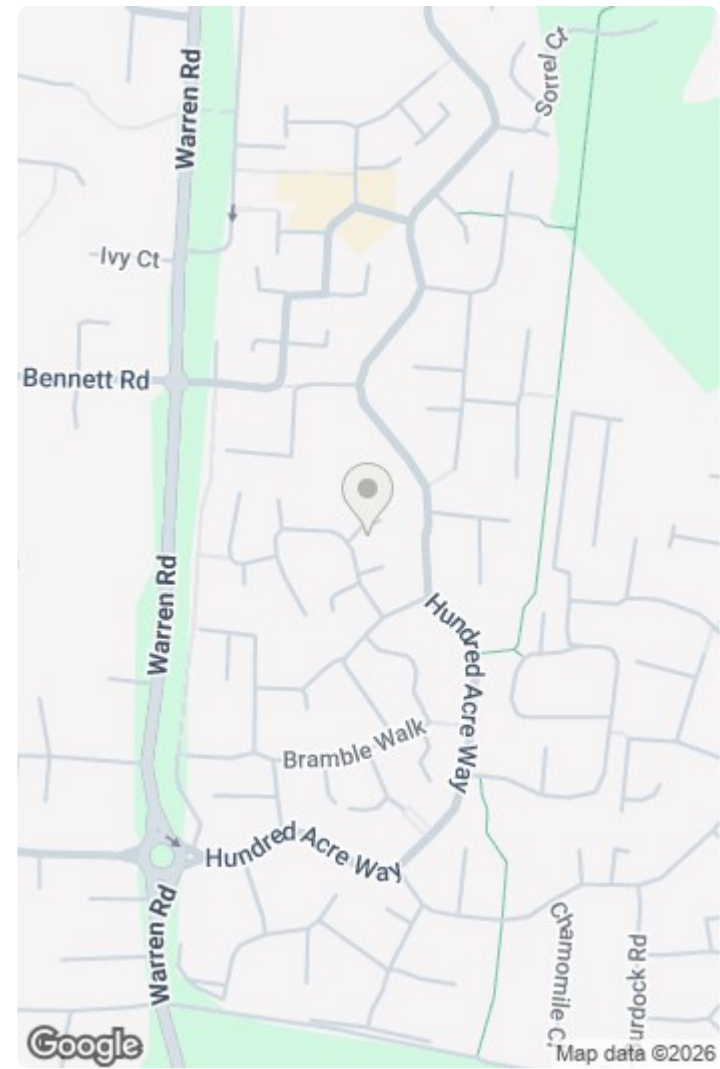
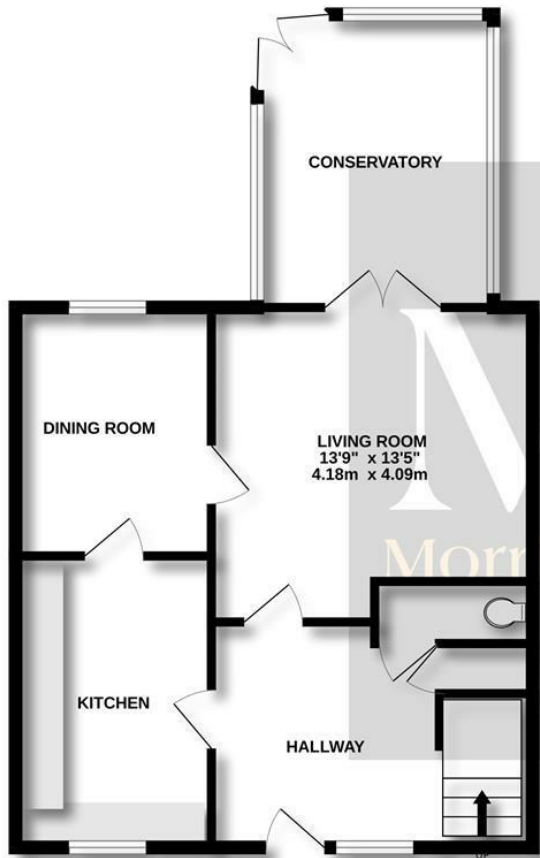
Location

Red Lodge is a popular and well-served village located in Suffolk, England. The village offers a range of amenities, including local shops, cafes, and a community centre. Red Lodge Primary School provides education for younger children, while secondary students typically attend nearby schools in the surrounding towns. The village is well-connected with access to transport links, making it convenient for commuters, and is surrounded by scenic countryside, offering opportunities for outdoor activities. Additionally, Red Lodge features parks and recreational spaces, enhancing its appeal for families.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs 92-100 (A)			Very environmentally friendly - lower CO ₂ emissions 92-100 (A)		
85-91 (B)			85-91 (B)		
79-84 (C)			79-84 (C)		
73-78 (D)			73-78 (D)		
67-72 (E)			67-72 (E)		
62-66 (F)			62-66 (F)		
55-61 (G)			55-61 (G)		
Not energy efficient - higher running costs EU Directive 2002/91/EC			Not environmentally friendly - higher CO ₂ emissions EU Directive 2002/91/EC		

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