



10 HAWKERS STREET, RED LODGE, IP28 1AG

Guide Price £350,000

[TYLERS.NET](https://www.tylers.net)

10 Hawkers Street is an energy efficient, detached, 4-bedroom family home presented to a high standard and recently redecorated, with a landscaped garden, driveway and garage. The property is towards the edge of modern development, easily accessible to the A14/A11.



Red Lodge is situated approx. seven miles north east of Newmarket and offers excellent road links to Cambridge, Mildenhall and beyond. The village is well equipped and enjoys a post office, doctor's surgery, dentist, primary school, take away, pharmacy, general store, hairdressers, Tesco store, public house and the Millennium Centre.

- EPC rating 'B'
- Ensuite shower room to bedroom 1
- Garage and driveway

Property accommodation

Recently redecorated, this property has a front facing living room, a cloakroom on the ground floor and a real feature of the property is the property is the open plan kitchen/diner which overlooks and opens out via French doors onto the rear garden. There is ample space for a table and chairs, and the kitchen is well equipped with a matching range of eye level and base storage units with wooden work tops surfaces over, an inset four ring gas hob with electric fan assisted oven beneath and an extractor hood above.

To the first floor are four bedrooms with an ensuite shower room to bedroom 1 and a first-floor family bathroom.

Outside is a fully enclosed rear garden with a patio seating area, lawn and a variety of plants and shrubs. There is a driveway leading to the garage which is complete with power and light.

Agents Notes

The pond will be withdrawn from the garden prior to completion.

Tenure: Freehold

Council tax band D with West Suffolk Council

EPC: B

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Cambridge
104 Cherry Hinton Road
Cambridge CB1 7AJ
01223 214400

Histon
19 High Street, Histon
Cambridge CB24 9JD
01223 235111

Willingham
Stocks Corner, High Street
Willingham, Cambs CB24 5ES
01954 260952

Newmarket
16a High Street
Newmarket, Suffolk CB8 8LB
01638 660303

GROUND FLOOR



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.
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Whilst every attempt is made to ensure the accuracy of the information provided, prospective purchasers should verify the same.

Information is provided as such by any

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