



**Harebell Road, Red Lodge IP28 8TY**

**Guide Price £285,000**

**MA**  
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# Harebell Road, Bury St. Edmunds, IP28 8TY

A delightful flint fronted terraced home that is well presented throughout in the popular village of Red Lodge.

Red Lodge has a range of shops, pubs and restaurants, a health centre, dentist, primary school and sports facilities. Its well located with easy access to the A11 with Cambridge just 20 minutes away.

The accommodation includes a living room, kitchen/diner, WC, two bedrooms with ensuite to master and a bathroom. Externally, the rear garden has received a full makeover and is fully enclosed. The front of the property overlooks a green space. Allocated parking to the rear of the property.

## Viewing highly recommended

### Entrance Hall

With doors leading to the kitchen/dining room, living room and cloakroom. Built-in storage cupboard. LVT wood flooring. Radiator. Stairs leading to the first floor landing.

### Kitchen/Dining Room

16'4" x 7'10"  
Contemporary range of eye and base level cupboards and storage drawers with a composite worktop over. Inset 1 1/4 bowl sink and drainer with mixer tap over. Inset induction hob with stainless extractor above. Integrated eye level oven. Space for fridge/freezer. Delightful dining area with panelled feature wall. Radiators. Tiled flooring. Dual aspect windows. Door to entrance hall.

### Living Room

18'8" x 9'6"  
Spacious living room with LVT wood flooring. Sliding doors leading to the rear garden. Radiators. Window to the front aspect. Door leading to the entrance hall.

### Cloakroom

White suite comprising low level W.C. and handbasin. Door to the entrance hall.

### Landing

### Master Bedroom

11'1" x 9'10"  
Beautifully presented double bedroom with built-in wardrobes. Radiator. Window to the front aspect. Doors to the en suite and landing.

### En Suite

Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over and generous walk-in shower. Attractively tiled to wet areas. Tiled flooring. Radiator. Obscured window. Door to Master bedroom.

### Bedroom 2

9'2" x 8'6"  
Well proportioned bedroom with window to the front aspect. Radiator. Door leading to the landing.

### Bedroom 3

8'2" x 6'6"  
Well proportioned bedroom with window to the rear aspect. Radiator. Door leading to the landing.

### Bathroom

Modern white suite comprising low level W.C., pedestal handbasin with mixer tap over and panelled bath with mixer tap and wall mounted shower over. Attractively tiled to wet areas. Tiled flooring. Radiator. Door to the landing.

### Outside - Front

Gravel beds with central pathway leading to front door. Attractive railings and hedging to boundary.

### Outside - Rear

Attractive patio area to the rear of the house with sliding doors leading to the living room. Lawned area with stepping stone pathway leading to the rear of the garden. Timber shed. Access gate to the rear.

### PROPERTY INFORMATION

EPC - C  
Tenure - Freehold  
Council Tax Band - C (West Suffolk)  
Property Type - Mid Terrace House  
Property Construction – Standard  
Number & Types of Room – Please refer to the floorplan  
Square Meters - 79 SQM  
Parking – Allocated  
Electric Supply - Mains  
Water Supply – Mains  
Sewerage - Mains  
Heating sources - Gas  
Broadband Connected - tbc  
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps 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.





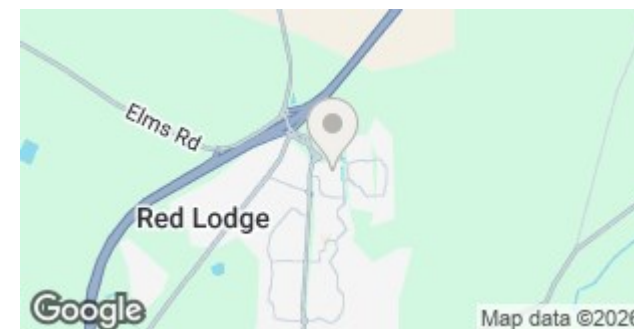
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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- **Mid Terrace House**
- **Beautifully Presented Throughout**
- **Contemporary Kitchen**
- **Charming Dining Area**
- **Spacious Sitting Room**
- **Master Bedroom with En Suite**
- **Two Further Bedrooms**
- **Rear Garden**
- **Allocated Parking**
- **Viewing Highly Recommended**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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