



Larch Way

Red Lodge, IP28

Price £260,000

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## Price £260,000



### Description

This modern, mid-terraced home enjoys a pleasant position, set back and overlooking an attractive residential green, within a sought-after village location. The property also benefits from two parking spaces beside one another, as well as an enclosed rear garden.

Upon entering the house you will find a welcoming entrance hall with ample space to remove coats and shoes, a useful storage cupboard and a cloakroom W.C with wash hand basin.

There is a generous sized lounge with a window to the front, and French doors overlooking the rear garden, which allows natural light to flood inside the primary living space, whilst a contemporary kitchen/ dining room occupies the other side of of the downstairs accommodation.

The kitchen is fully fitted with a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated fridge freezer, cooker, four-ring gas hob with an extractor hood fitted over, plus ample space for a washing machine and slim dishwasher. There are also French doors providing access into the rear garden.

Upstairs the property includes three well-proportioned bedrooms, with two built in wardrobes to the primary bedroom. There is a family bathroom, comprising W.C, wash hand basin and bath with shower attachment, in addition to an en-suite which includes a W.C, wash hand basin, shower cubicle and chrome towel radiator.

The first floor landing concludes the internal accommodation and includes a cupboard housing the wall mounted Potterton gas boiler, as well as an access hatch into the loft space above.

Outside, a small shared driveway to the front of the property provides access to two off street parking spaces conveniently

situated beside one another.

There is a fully enclosed and well maintained rear garden, with a rear access gate, which is partly laid to lawn and offers a modern patio, ideal for seating and entertaining.

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 to Newmarket, Cambridge, London, Bury St Edmunds and Norwich 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 - 6'4" x 3'6"

Lounge - 17'4" x 9'9"

Kitchen/ Dining Room - 17'3" x 8'00"

Bedroom - 10'4" max x 9'10" max

T-Shaped En Suite - 9'10" max x 6'6" max

Bedroom - 10'3" x 8'11"

Bedroom - 9'00" x 6'7"

Family Bathroom - 7'00" x 5'6"

### 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

There is a management charge of approximately £150.00 per year which is payable to Remus Management Ltd.

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.

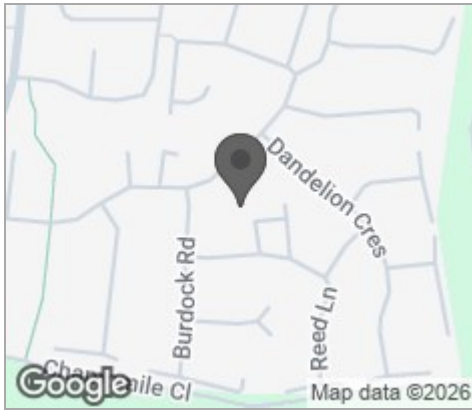
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

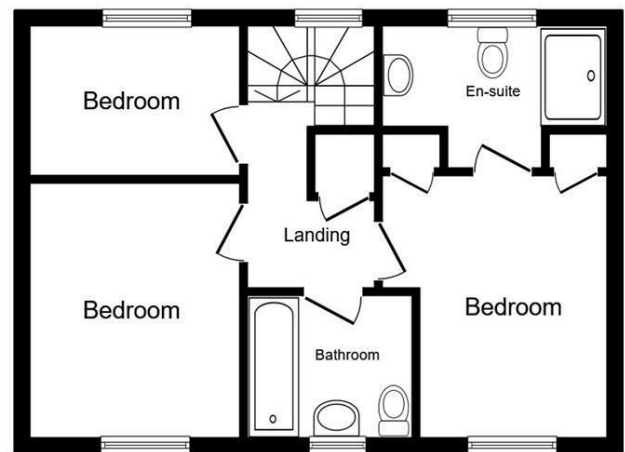
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.







Ground Floor

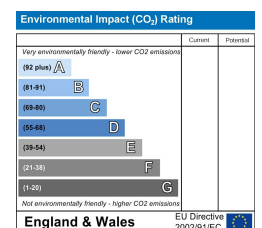
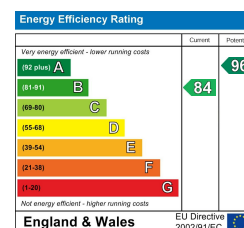


First Floor

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](http://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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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