



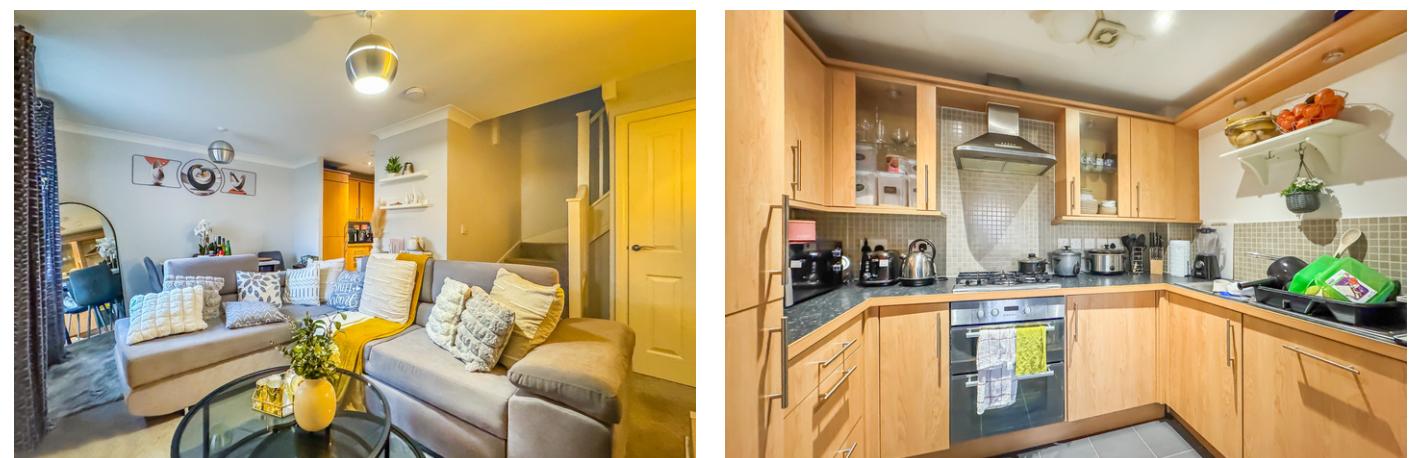
Russet Drive, Red Lodge

Pocock + Shaw

53 Russet Drive
Red Lodge
Bury St. Edmunds
Suffolk
IP28 8GA

A 2 bedroom mid terraced property forming part of a group of 8 similar homes situated in a popular residential development. The house is offered with no chain and benefits from an open plan living room, dining area and fitted kitchen, a ground floor cloakroom and gas central heating. Features include 2 bedrooms and a bathroom on the first floor, communal gardens and off road parking adjacent to the building.

Guide Price £185,000



Location Red Lodge is situated just off and bypassed by the A11 approximately 5 miles north east of Newmarket and some 4 miles from Mildenhall and is particularly well placed for access to a number of the region's principal centres, in particular Bury St Edmunds, Cambridge, Mildenhall and Newmarket. The village has expanded greatly in recent years bringing new facilities including a primary school, small parade of shops and leisure facilities.

Accommodation

Entrance hall with a part glazed entrance door.

Cloakroom WC with a hand basin and low level WC, radiator and window to the front aspect.

Living/dining room with stairs to leading to the first floor and under stairs storage cupboard.

Kitchen open plan with the living room with a range of modern fitted base and wall mounted units, matching worktops over, tiled splash backs with inset stainless steel sink and drainer, integrated 4 burner stainless steel hob and double oven and grill with extractor hood over. Integrated washing machine, dishwasher and fridge/freezer.

First floor

Landing with an airing cupboard with a gas fired boiler, access to the roof space.

Bedroom 1 with a built in wardrobe .

Bedroom a double aspect room with windows to the front and side aspect.

Bathroom with a suite comprising a panelled kidney bath with a shower over, hand basin and low level WC, part tiles walls.

Outside The property forms a part of a block of just 8 2 bedroom homes with established communal gardens with lawned areas and mature hedge borders and paved pathways leading to the houses.

To the side of the property is a large communal parking area with a dedicated parking space.

AGENTS' NOTE The property is currently rented out and the photographs are representative of the tenant's furniture and possessions.

SERVICES AND TENURE

Tenure The property is Freehold.

Services Mains water, gas, drainage and electricity are connected.
The property is in a low flood risk area and is not in a conservation area.
The property has a registered title.
Internet connection, basic: 3 Mbps, Superfast 89Mbps,
Ultrafast: 1800Mbps.
Mobile phone coverage by the four major carriers available.

EPC: C Council Tax B
West Suffolk District Council

Service charge There is an annual service charge of £389.00 for October 2025 to September 2026

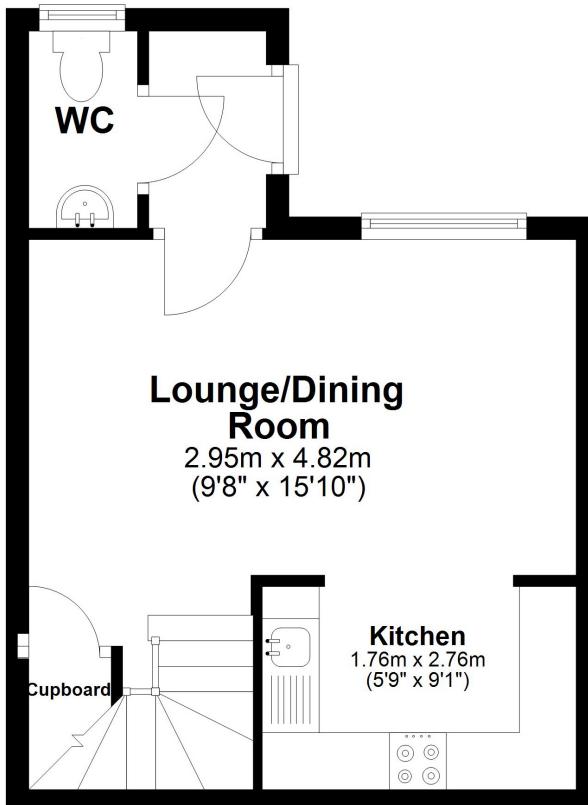
Viewing By Arrangement with Pocock + Shaw PBS





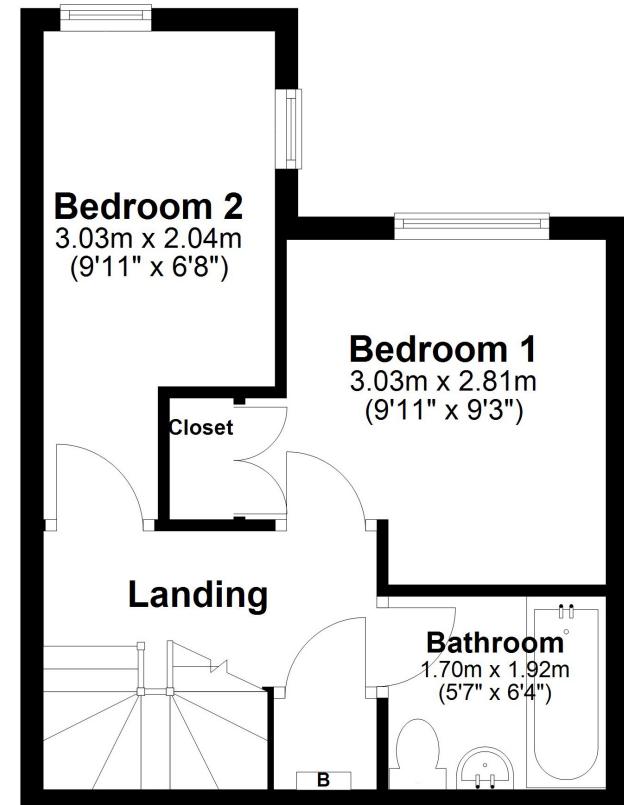
Ground Floor

Approx. 27.1 sq. metres (291.6 sq. feet)



First Floor

Approx. 29.5 sq. metres (317.6 sq. feet)



Total area: approx. 56.6 sq. metres (609.1 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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