

# 1 Wintergreen Road - Offers In Excess Of £425,000

Red Lodge Suffolk IP28 8WP

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Estate & Letting Agents



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# Offers In Excess Of £425,000

## The Property

A superb four-bedroom detached family home, beautifully presented throughout and set in a prime Red Lodge location. This spacious property offers a comfortable and practical layout, ideal for modern family living, with a generous lounge, separate dining room, study, stylish kitchen/breakfast room, utility, cloakroom, family bathroom and ensuite shower room to the main bedroom.

The home has been tastefully improved by the current owners and is presented to a high standard throughout, including quality flooring to much of the ground floor. A newly installed log burner adds warmth and character, while the Tesla battery system helps make the property highly energy efficient and very low on day-to-day living costs.

Outside, the property benefits from good parking, a single garage and a private rear garden with lawn, resin seating areas and pathways. Ideally placed for access to Bury St Edmunds, Newmarket and Cambridge, with local schools, shops and amenities nearby.

Combining comfortable living space, practical features, and a desirable location, early viewing is highly recommended to fully appreciate everything this property has to offer.

**AGENTS NOTE:** Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

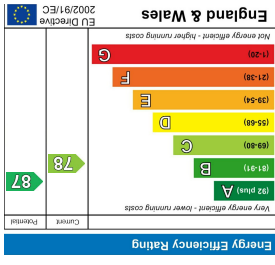
## Features

- A SUPERB FAMILY HOME
- FOUR WELL PROPORTIONED BEDROOMS
- GAS CENTRAL HEATING
- EV CHARGE POINT AND TESLA POWER WALL
- OFF ROAD PARKING
- SINGLE GARAGE
- PRIME LOCATION
- ENSUITE SHOWER ROOM, FAMILY BATHROOM AND CLOAKROOM/W.C.
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- VIEWING ADVISED





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

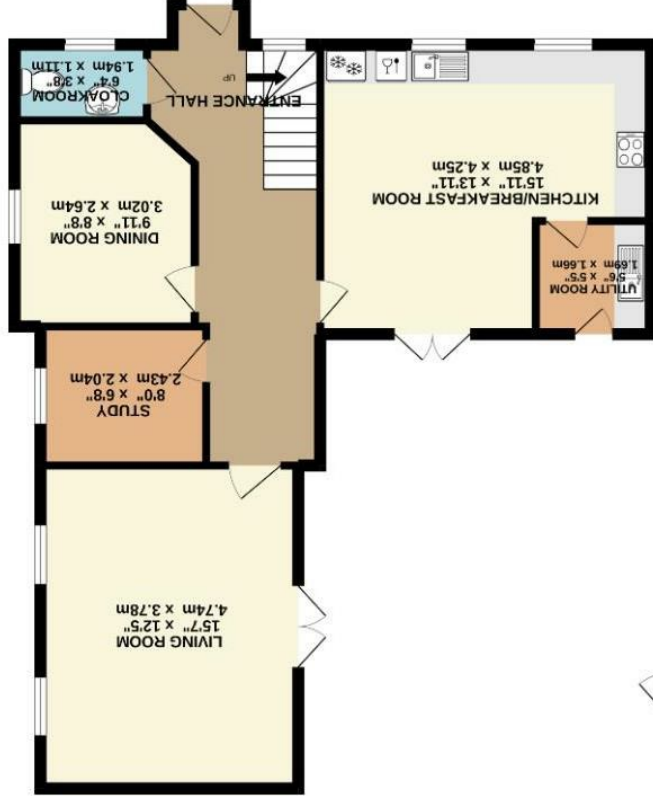


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL FLOOR AREA : 1591 sq.ft. (147.8 sq.m.) approx.



GROUND FLOOR  
886 sq.ft. (82.3 sq.m.) approx.



1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.

