



Wintergreen Road, Red Lodge, Bury St. Edmunds, Suffolk

Pocock + Shaw

4 Wintergreen Road
Red Lodge
Bury St. Edmunds
Suffolk
IP28 8WP

A modern 3 bedroom terraced house attractively positioned in a corner position of the development on a no through road. The house is superbly presented and benefits from a well proportioned living room/dining room, a kitchen/breakfast room and a ground floor cloakroom. Features include an ensuite shower room and first floor bathroom, 2 allocated parking spaces in front of the house and well maintained gardens.

Guide Price £250,000



Location Red Lodge is situated just off and by-passed 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, wood effect flooring, stairs leading to the first floor.

Kitchen/breakfast room with a range of fitted base and wall mounted units, integrated oven and grill with 4 burner gas hob and extractor hood over, cupboard housing the gas fired combination boiler, wood effect flooring.

Living room/ dining room a well proportioned room with wood effect flooring and a pair of French doors leading to the garden.

First floor

Landing with a built in cupboard.

Bedroom 1

Ensuite shower room with a walk in tiled shower cubicle, hand basin with storage under, low level WC, part tiled walls.

Bedroom 2

Bedroom 3

Bathroom with a bath, handbasin and low level WC, part tiled walls.

Outside The property stands in a corner of the development on a no through road. To the front of the house are 2 allocated block paved parking spaces and an attractive open plan garden area with stone shingles, an impressive olive tree and covered porch canopy over the entrance door.

At the rear is an enclosed garden with landscaped shingle paths and borders, a paved patio area and pathway and a pedestrian gated access to the rear.

Services and tenure

Tenure The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

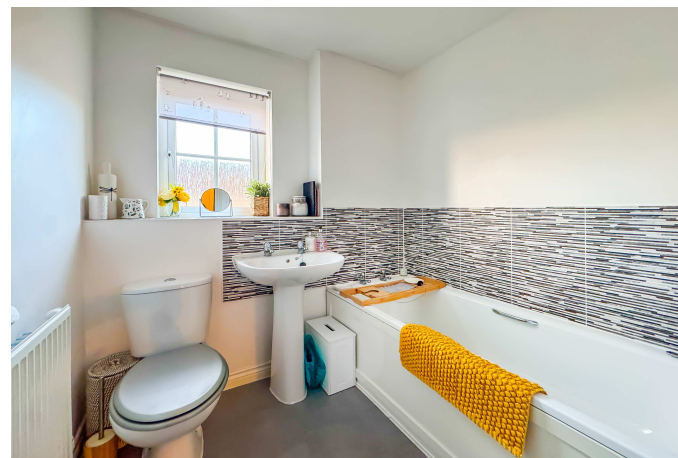
Internet connection, basic: 3Mbps, Ultrafast: 80Mbps.

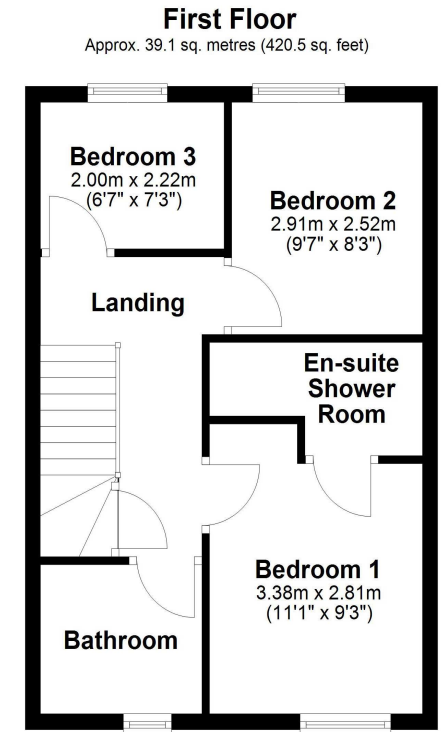
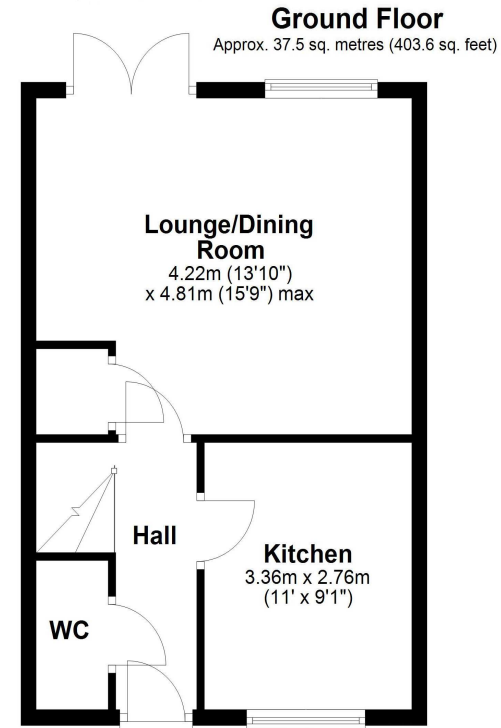
Mobile phone coverage by the four major carriers available.

EPC: C

Council Tax C West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 76.6 sq. metres (824.1 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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