



**4 Acacia Close,
Red Lodge**

**DAVID
BURR**



4 Acacia Close, Red Lodge, IP28 8WT

Red Lodge is an expanding village situated 6 miles from Newmarket, 20 miles from Cambridge and 11 miles from Bury St Edmunds. There is easy access to the A14 with onward links to the A11 and M11. Local amenities include the primary school, sports complex, supermarket (under construction) and post office, further facilities can be found in Newmarket and Bury St Edmunds with the added benefit of Cambridge a little further afield.

A superb four-bedroom family home, occupying an attractive corner plot overlooking green space. The property offers well-proportioned and versatile accommodation, including a generous living room, kitchen/dining room, snug and study/playroom, together with four bedrooms, two bathrooms and a useful utility room. Outside, the property benefits from front and rear gardens, off-road parking and a double garage. An excellent opportunity for a family seeking a well-appointed home.

Beautifully presented four-bedroom family home, thoughtfully arranged for modern family living and occupying an attractive corner plot overlooking green space.

Ground Floor

ENTRANCE HALL A spacious and welcoming entrance hall with stairs rising to the first floor, useful understairs storage and a window overlooking the garden. Doors lead to the principal ground floor rooms.

SITTING ROOM A light-filled double-aspect reception room with windows overlooking the adjoining green space and French doors opening onto the rear garden. A contemporary media wall provides space for a television and incorporates a built-in electric fireplace.

SNUG A useful additional reception room with a window to the side aspect and useful storage space.

PLAYROOM / STUDY A versatile room with a window overlooking the side aspect, currently well suited for use as either a study or playroom.

CLOAKROOM Fitted with a WC and wash hand basin, together with an obscure window to the front aspect.

KITCHEN / DINING ROOM A well-proportioned kitchen/dining room fitted with matching eye and base level storage units with work surfaces over, incorporating a one-and-a-quarter bowl stainless steel sink and drainer, four-ring gas hob with extractor hood over and double oven. Integrated appliances include a fridge freezer and dishwasher. The room has tiled flooring, a window overlooking the green space to the front and French doors opening onto the rear garden. There is also access to the utility room.

UTILITY ROOM Fitted with base level storage units and work surfaces over, together with a stainless-steel sink and drainer. A cupboard houses the gas boiler, with tiled flooring and a door providing access to the rear garden.

First Floor

FIRST FLOOR LANDING The landing has a window overlooking the rear aspect, a useful cupboard housing the hot water cylinder, access to the loft space and doors leading to the bedrooms and bathroom.

PRINCIPAL BEDROOM A generous double-aspect principal bedroom with windows overlooking the adjoining green space and rear garden. The room benefits from fitted wardrobes and a refitted en-suite shower room, comprising a wide shower cubicle, WC, wash hand basin, built-in storage cupboards, heated towel rail and skylight.

BEDROOM 2 A versatile bedroom which has been creatively divided to provide separate sleeping areas for two children, with cabin-style beds and windows overlooking both the front and rear aspects.

BEDROOM 3 A double bedroom with a useful built-in storage cupboard and window overlooking the side aspect.

BEDROOM 4 A single bedroom with a window overlooking the front aspect.

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BATHROOM The family bathroom is fitted with a panelled bath, separate shower cubicle, WC, wash hand basin and mirrored storage unit, together with an obscure window to the side aspect.

Outside

The property occupies an attractive corner plot, enjoying views over adjoining green space to the front. The front garden is partially enclosed by hedging and comprises areas of lawn and slate chippings, with a driveway providing off-road parking and access to the double garage. The garage is fitted with roller shutter-style doors.

The enclosed rear garden is predominantly laid to lawn with established borders and raised beds, together with a patio area providing space for outdoor seating. A personnel door provides convenient access through to the rear of the garage.

SERVICES Gas fired central heating to radiators. Mains water. Mains drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY West Suffolk Council

COUNCIL TAX BAND E. (£2,916.99 per annum)

EPC TBC.

TENURE Freehold.

CONSTRUCTION TYPE Brick and flint under tiled roof.

COMMUNICATION SERVICES (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.
Phone Signal: Yes. Provider: Coverage is likely with all providers.

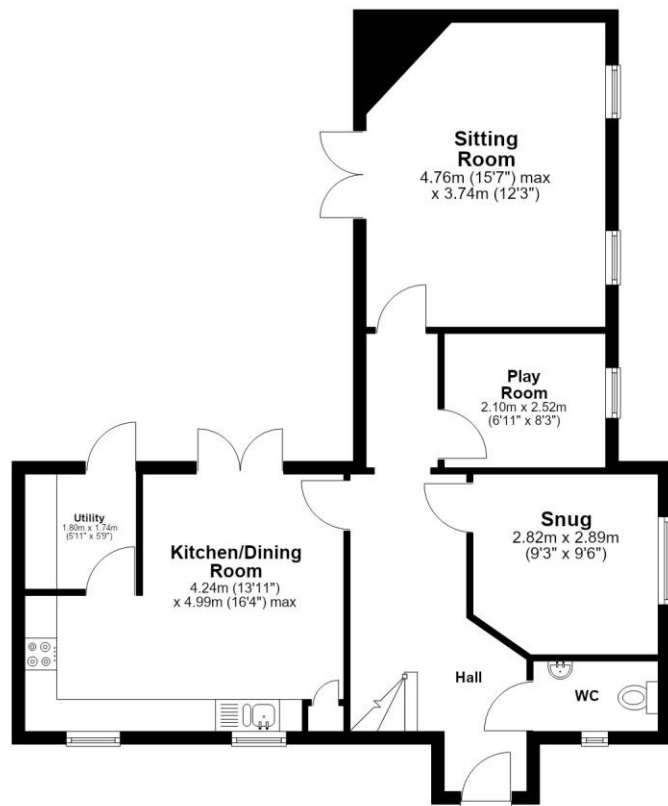
WHAT3WORDS donor.vampire.remainder

VIEWING Strictly by prior appointment only through DAVID BURR.

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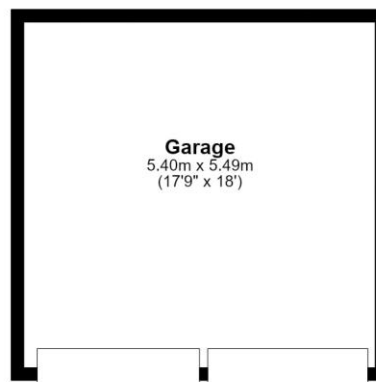
Ground Floor
Approx. 67.4 sq. metres (725.9 sq. feet)



First Floor
Approx. 67.9 sq. metres (731.3 sq. feet)



Outbuilding
Approx. 29.7 sq. metres (319.2 sq. feet)



Total area: approx. 165.0 sq. metres (1776.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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