

oakheart



£300,000

Guide Price

Eagle Close, Red Lodge

** Guide Price £300,000 - £315,000 **

Set within a modern development close to local amenities, this well presented semi detached home offers stylish, flexible living over three floors. Nearby everyday conveniences, the towns of Newmarket and Bury St Edmunds, and swift access to the A14 make this an ideal choice for those needing good transport links.

The front door opens into a welcoming entrance hallway, setting the tone for the quality found throughout. To the right is a convenient cloakroom, while to the left of the hallway sits a sleek, contemporary kitchen with a front facing window. Fitted with a range of wall and base units with concealed lighting, the kitchen also benefits from integrated appliances including a fridge/freezer, washing machine and dishwasher.

To the rear of the property, the spacious lounge/diner forms the heart of the home. Flooded with natural light from a side window and French doors opening onto the rear garden, this is an ideal space for relaxing, entertaining and family life. A large built-in storage cupboard adds further convenience.

The first floor provides two generous double bedrooms, one to the front and one to the rear. The modern family bathroom is thoughtfully designed with dual access, also serving as an en-suite to the rear bedroom.

Occupying the second floor is the impressive principal bedroom suite. This L-shaped, dual-aspect room stretches from the front to back of the property, offering excellent space for furniture. There is also a handy built in storage cupboard, and a private

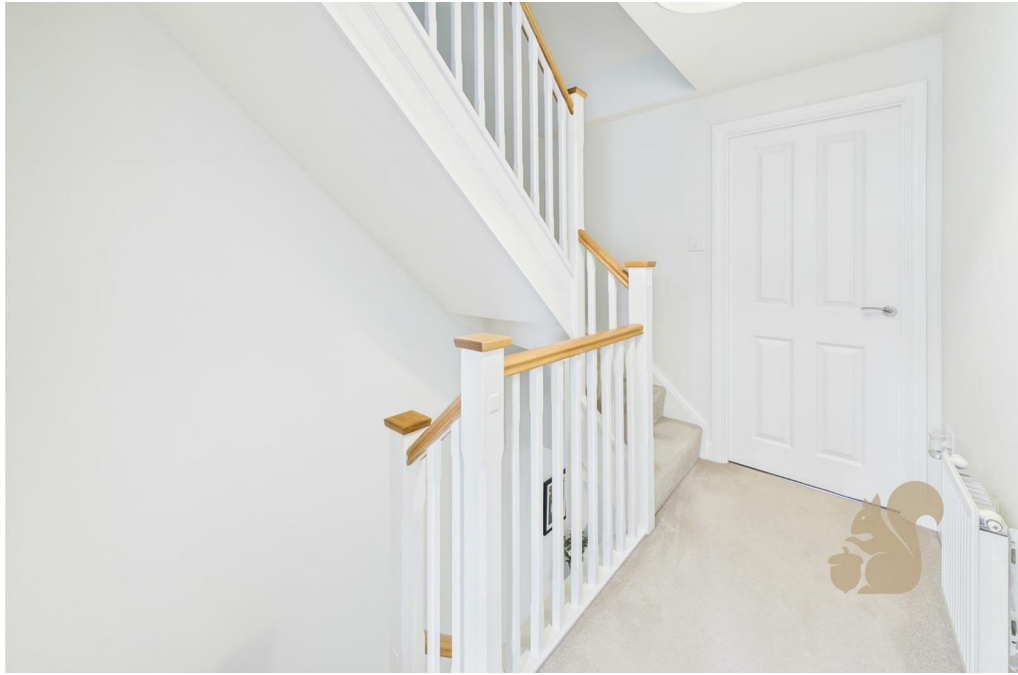
en-suite shower room.

Outside, the rear garden features a patio area, ideal for outdoor dining, with gated access leading directly to the driveway which runs alongside the property, and leads to the garage.

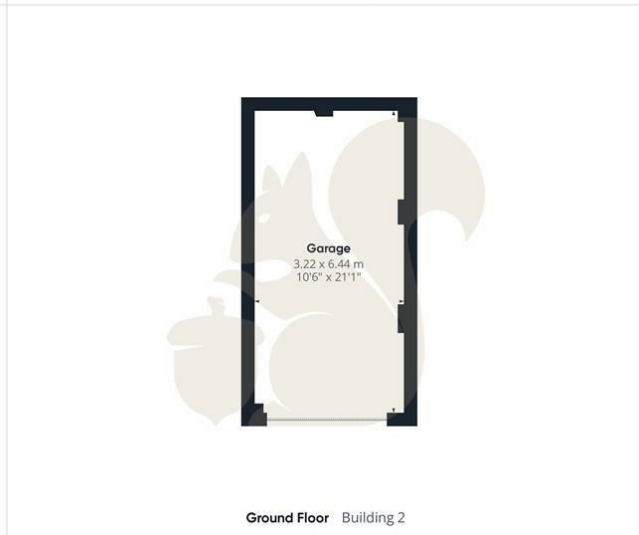
In our opinion, this impressive property simply must be viewed to be fully appreciated.











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Approximate total area⁽¹⁾
116.1 m²
1251 ft²

Reduced headroom
2.9 m²
31 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.