MOLYNEUX
ESTATE AGENTS



Acer Way

, IP28

Price £350,000

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Acer Way

, Red Lodge, IP28

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Description

This substantial, family home is available with no onward chain and enjoys a sought after, cul de sac location with an attractive outlook to the front across a small copse. The property benefits from a garage and car port, as well as excellent transport links.

Upon entering the house you will find a spacious and welcoming entrance hall, with a cloakroom W.C, useful understairs cupboard and stairs leading to the first floor landing.

There is a lounge to the front of the property, and an impressive, open plan kitchen/ dining room which extends across the entire rear of the property and offers a range of wall and base level units, stainless steel sink and drainer, integrated fridge freezer as well as an integrated cooker with a 5-ring gas hob and extractor hood fitted over.

The kitchen/ dining room also features two sets of French doors, overlooking the rear garden, a wall mounted gas boiler and a useful double wardrobe which houses additional counter space, a base level storage unit and space for a washing machine.

Upstairs, there is a commodious first floor landing providing access to four well-proportioned bedrooms. The primary bedroom is a fantastic feature of this home and benefits from a dressing area, with built in wardrobes, as well as a large en suite shower room. There is also a loft hatch to the dressing area ceiling, with a ladder providing access to a useful storage space.

The internal accommodation is concluded by the family bathroom, comprising W.C, wash hand basin, bath and separate shower cubicle.

Outside, the property benefits from a car port, providing covered off street parking, as well as a single garage.

There is a side gate providing access into the fully enclosed rear garden which is predominantly laid to lawn, with patio areas for seating and entertaining as well as a useful storage shed.

Red Lodge is a growing village, set within the Suffolk countryside, offering an abundance of amenities such as Tesco Express and Nisa convenience store, Reynard Surgery GP, Day Lewis pharmacy, Red Lodge Dental Practice, a fish and chip shop and takeaway as well as the Red Lodge Pavilion which includes a large children's playground, multi-use games area, playing field and a car park. There are also two primary schools, The Pines and St. Christophers.

The village boasts excellent transport links via the A11 and A14 dual carriageways, whilst there are train stations in Kennett, Newmarket and Ely allowing for convenient access to London and other major destinations.

Measurements

Cloakroom W.C - 8'3" max x 7'4" max

Lounge - 15'9", plus depth of bay window x 10'10"

Kitchen/ Dining Room - 19'4" max x 14'3" max

Bedroom - 12'3" x 10'2"

Dressing Area - 8'4", plus depth of built in wardrobes x 5'8"

En Suite - 7'4" max x 6'11" max

Bedroom - 15'4" max x 10'9" max

Bedroom - 11'3" max x 10'9" max

Bedroom - 10'10" max x 7'10" max

Family Bathroom - 8'9" max (6'1" min) x 8'3" max

Anti-money Laundering & Identification
We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
Council Tax Band - West Suffolk, D.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

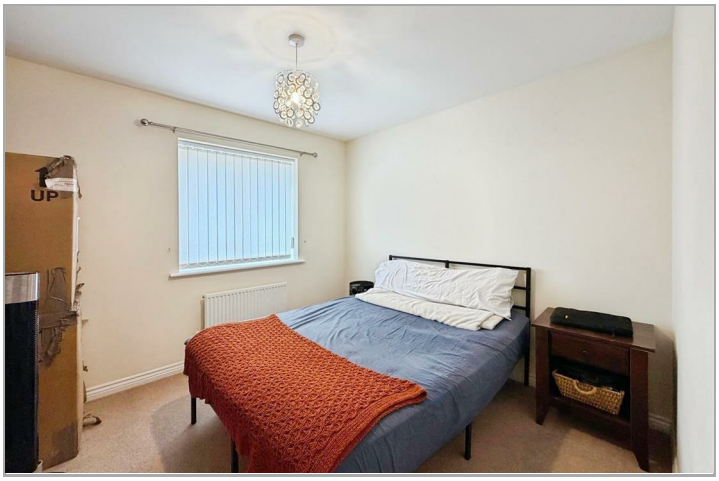
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

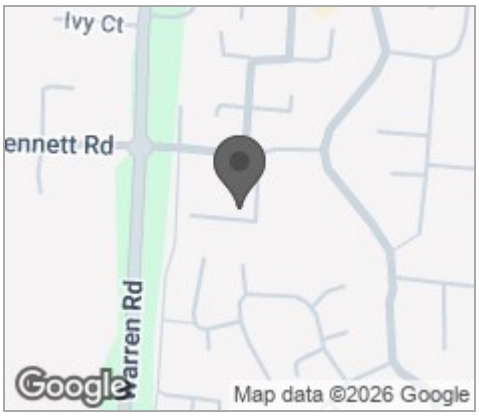
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





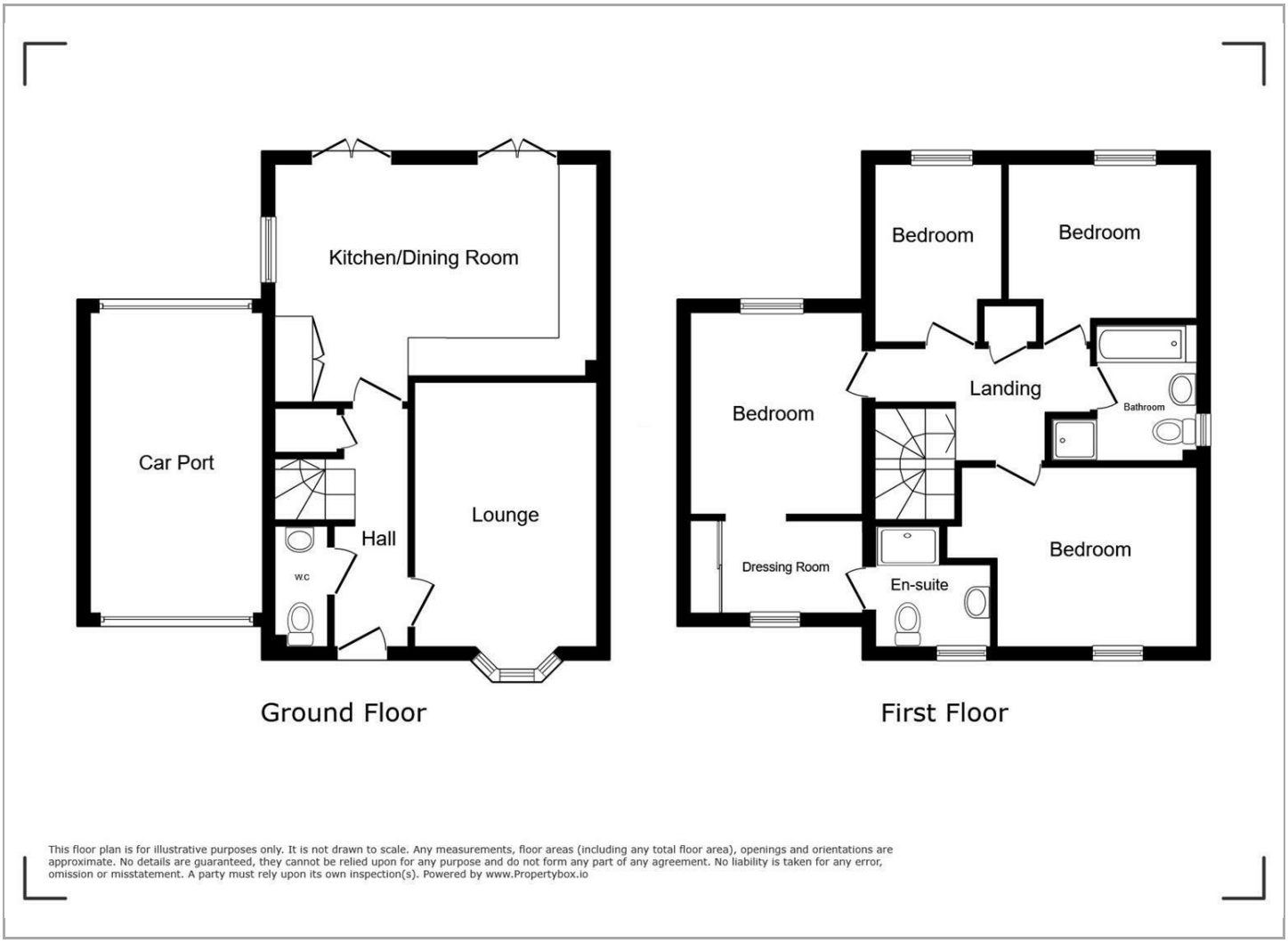






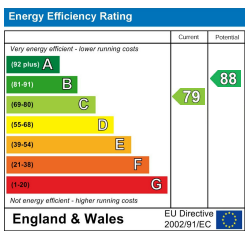


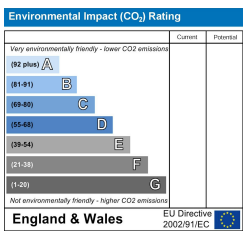




Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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