



# Marigold Drive

Bury St. Edmunds, IP28

Price £270,000



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## Description

This stunning, semi-detached property has been extensively refurbished throughout and enjoys an enviable location within the popular, growing village of Red Lodge. The property is situated within a cul-de-sac, with close proximity to the picturesque Red Lodge Heath Nature Reserve which is ideal for dog walking, running and generally enjoying the local nature.

Upon entering the house you will be stunned by the modern, open plan living accommodation which comprises an open entrance hall and impressive lounge with a contemporary media feature wall as well as a dining area with patio doors overlooking the rear garden. The combination of patio doors to the rear and a window to the front of the house allows natural light to flood inside this fantastic space.

The downstairs boasts spotlights to ceiling throughout and is concluded by a fully fitted kitchen offering a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated fridge freezer and a cooker with an electric hob and extractor hood fitted over, plus a door to the rear garden.

Stairs, featuring a glass baluster, lead to the first floor landing which includes an airing cupboard, housing the hot water cylinder, as well as a loft access hatch.

There are three well-proportioned bedrooms upstairs, whilst the internal accommodation is concluded by a modern family bathroom, comprising W.C, wash hand basin, wall mounted towel radiator and a bath with shower over.

Outside, the house includes a garage, with driveway off street parking in front, and a side access gate leading into the stunning rear garden which features a patio for seating/entertaining as well as a raised lawn. The garage includes utility space to the rear, in addition to a timber workshop which includes multiple power sockets, and light. It is also worth noting, the rear garden backs onto Green Lane which

provides a walking trail and access into the Red Lodge Heath.

Red Lodge village offers excellent transport links to Newmarket, Cambridge and London and boasts 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.

## Measurements

Lounge - 17'1" max x 15'4" max

Dining Room (Open Plan) - 9'8" x 7'8"

Kitchen - 9'4" x 7'1"

Bedroom - 12'7" max x 8'11" max

Bedroom - 9'10" max x 8'11" max

Bedroom - 7'11" x 6'2"

Family Bathroom - 6'1" x 5'5"

## Anti-money Laundering and 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

We understand the sellers await a Building Regulations Completion Certificate for the removal of an internal wall, between the entrance hall and lounge/ dining room.

Council Tax Band - West Suffolk, B.

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.

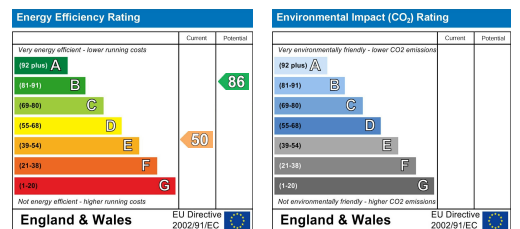
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our Mildenhall Office on 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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