

Heatherset Way, Red Lodge
Bury St. Edmunds, IP28 8TF
£300,000

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Heatherset Way, Bury St. Edmunds, IP28 8TF

A cleverly extended and greatly enhanced semi-detached family home standing within this established development and offered for sale with no onward chain.

This incredibly deceptive property boasts extensive accommodation around 1150 square foot and offers accommodation to include refitted kitchen, living room, conservatory, four bedrooms and two bathrooms.

Externally the property offers a driveway providing parking, useful covered area, garage and a fully enclosed and well stocked rear garden.

No chain.

Entrance Way
The main entrance to the house is located to the side of the property. The front door opens into:

Kitchen
21'10" x 8'7"
Fitted with a range of matching eye and base level units with worktop over. Integrated black resin sink with drainage area and a matching mixer tap. Other integrated appliances include an induction hob, an oven, a dishwasher and a fridge-freezer. Space for other white goods. Window to front aspect.

Living/Dining Room
15'8" x 10'11"
Hardwood floors, fireplace with a brick surround and a mantlepiece over, and window to front aspect. Access to first floor via stairs.

Bathroom
Suite comprised of a panelled bath with shower head over, WC and handwash basin with storage. Window to side aspect.

Bedroom 1
13'3" x 10'11"
Hard flooring and built in storage cupboard, with internal doors leading through to the conservatory. Windows to rear aspect, looking into conservatory.

Bedroom 4
9'0" x 8'8"
Carpeted room with internal door leading through to the conservatory. Window to rear aspect.

Conservatory
13'1" x 12'9"
Tiled flooring, windows to rear and side aspects, external doors lead to rear garden.

Bedroom 2
11'11" x 9'6"
Carpeted room, built in storage cupboard, window to front aspect.

Bedroom 3
10'0" x 9'7"
Carpeted room, built in storage cupboard, window to front aspect.

Bathroom
Wet room style shower, with WC and handwash basin. Velux window.

Garage
17'2" x 8'4"
Access via an up-and-over garage door.

Outside Front
The space outside the front of the property is mainly gravel with a concrete driveway providing space for parking. A gate leads down the side of the property where you will find a covered area with access to the front door and the garage.

Outside Rear
This generous and enclosed rear garden offers plenty of patio space, ideal for outdoor seating, raised beds, a shed and mature shrubbery.

Property Information
EPC - E
Tenure - Freehold
Council Tax Band - B (West Suffolk)
Property Type - Semi-Detached House
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 104 SQM
Parking – Driveway & Garage
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - tbc
Broadband Type – Superfast available, 1800Mbps download, 1000Mbps upload
Mobile Signal/Coverage – Ofcom advise likely on all networks
Rights of Way, Easements, Covenants – None that the vendor is aware of

Location
Red Lodge is a charming and well-regarded village in the heart of rural Cambridgeshire, offering a delightful blend of countryside living and convenient access to nearby towns and amenities. Surrounded by attractive open countryside, the village provides a peaceful setting with a strong sense of community. Local amenities cater for everyday needs, while excellent road links provide easy access to Cambridge, Newmarket and the wider region. With its appealing village atmosphere and picturesque surroundings, Red Lodge is an ideal location for those seeking a relaxed lifestyle without compromising on convenience.





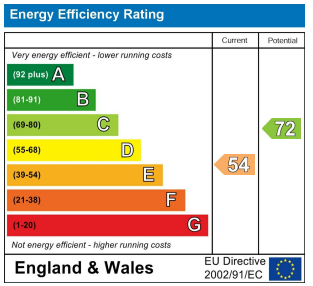


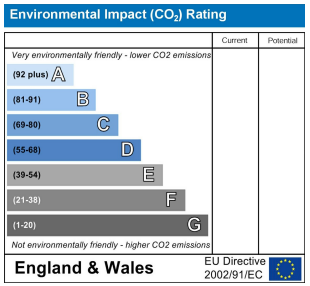
Approximate Gross Internal Area 1117 sq ft - 104 sq m
(Excluding Garage)
Ground Floor Area 810 sq ft – 75 sq m
First Floor Area 307 sq ft – 29 sq m
Garage Area 144 sq ft – 13 sq m



- **Popular Village Location**
- **Close To Local Amenities**
- **Versatile Living Space**
- **Well Presented Throughout**
- **Four Bedrooms**
- **Generous, Enclosed Rear Garden**
- **Garage**
- **NO CHAIN**







PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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