



Cedar Close, Red Lodge, Suffolk IP28 8ZN

Offers In Excess Of £305,000

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Cedar Close, Red Lodge, Suffolk IP28 8ZN

A modern and detached family home standing in the heart of this popular village and in striking distance of easy access to A14 and Cambridge.

Cleverly planned and offering some appealing open plan living, this property offers accommodation to include spacious entrance hall, living room/sitting room, dining room, kitchen with some built in appliances, three bedrooms (en-suite to master) and a family bathroom.

Externally the property offers a fully enclosed rear garden and off-road parking to side.

Outstanding value - viewing recommended.

Entrance Hall

With double doors leading to the lounge. Opening to the dining room. Door leading to the cloakroom. LVT wood flooring. Radiator.

Kitchen

8'0" x 7'11"

Contemporary eye and base level cupboards and storage drawers with composite worktop over. Stainless steel 1 1/4 bowl sink and drainer with mixer tap over. Integrated Bosch oven with gas hob and extractor above. Integrated fridge/freezer and dishwasher. Space and plumbing for washing machine. LVT wood flooring. Window to the side aspect. Opening to the dining room.

Dining Room

9'1" x 14'10"

Well presented dining room with LVT wood flooring. Radiator. Openings to the kitchen and entrance hall. Stairs leading to the first floor landing. French doors leading to the rear garden.

Lounge

15'5" x 14'4"

Well presented lounge with bay window to the side aspect and window to the front aspect. Radiator. Double doors leading to the entrance hall.

Cloakroom

White suite comprising low level W.C. and hand basin. Door to the entrance hall.

Landing

Master Bedroom

12'4" x 10'0"

Generous double bedroom with built-in

wardrobes. Dual aspect windows.

Radiator. Doors leading to the en suite and landing.

En Suite

3'11" x 7'2"

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over and walk-in shower cubicle. Attractively tiled. Door leading to the Master bedroom.

Bedroom 2

8'7" x 11'4"

Double bedroom with window to the front aspect. Radiator. Door to the landing.

Bedroom 3

6'9" x 9'4"

With window to the side aspect. Radiator. Door to landing.

Bathroom

6'3" x 6'11"

Contemporary white suite comprising low level, concealed cistern, W.C., wall mounted hand basin with mixer tap over, and panelled bath with shower over. Attractively tiled to wet areas. Tiled flooring. Obscured window. Ladder radiator. Door leading to the landing.

Outside - Front

Pathway leading to the front door with a storm porch over. Block paved driveway providing off road parking. Access gate leading to the rear garden.

Outside - Rear

Patio area to the rear of the house with French doors leading to the dining room. Central lawned area with gravelled seating area to the rear. Access gate to the front.

PROPERTY INFORMATION

EPC - B

Tenure - Freehold

Council Tax Band - C (West Suffolk)

Property Type - Detached House

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 82 SQM

Parking - Driveway

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Gas

Broadband Connected - tbc

Broadband Type - Ultrafast available,

1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

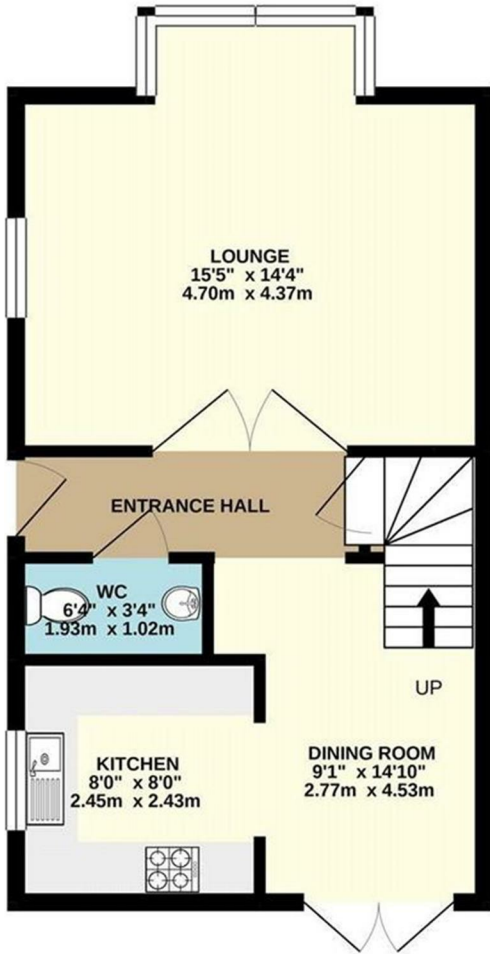
Rights of Way, Easements, Covenants - None that the vendor is aware of

Location

Red Lodge is a popular and well-served village located in Suffolk, England. The village offers a range of amenities, including local shops, cafes, and a community centre. Red Lodge Primary School provides education for younger children, while secondary students typically attend nearby schools in the surrounding towns. The village is well-connected with access to transport links, making it convenient for commuters, and is surrounded by scenic countryside, offering opportunities for outdoor activities. Additionally, Red Lodge features parks and recreational spaces, enhancing its appeal for families.



GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- **Detached House**
- **Contemporary Kitchen**
- **Well Presented Lounge**
- **Dining Room**
- **Master Bedroom with En Suite**
- **Two Further Bedrooms**
- **Modern Bathroom**
- **Rear Garden**
- **Driveway Parking**
- **Viewing Highly Recommended**



Energy Efficiency Rating	
Current	Potential
83	94
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81-91) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC

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