



1 DAFFODIL WAY, RED LODGE, BURY ST EDMUNDS IP28 8YW  
Guide Price £300,000

[TYLERS.NET](https://www.tylers.net)

An energy efficient, 3-bedroom, link-detached house with just over 1,000 sq ft of accommodation including spacious bedrooms, a car port and enclosed rear garden. No onward chain.



Red Lodge is situated approx. seven miles north east of Newmarket and offers excellent road links to Cambridge, Mildenhall and beyond. The village is well equipped and enjoys a post office, doctor's surgery, dentist, primary school, take away, pharmacy, general store, hairdressers, Tesco store and public house.

- 3 Good size bedrooms
- 2 Reception rooms
- Energy Rating 'B'
- Ensuite shower room to bedroom 1

### Accommodation details

This property has an entrance hall leading through to a good size dining room with ample space for table and chairs with French doors to the garden. This room is open to the kitchen which is fitted with a range of integrated appliances. There is also a downstairs WC and the lounge is dual aspect and with a box-bay window.

To the first floor are three good size bedrooms, an ensuite shower room and built-in wardrobe to the main bedroom and a family bathroom. The bedrooms are also dual aspect rooms which makes them light and bright.

The property has gas fired central heating and double glazing throughout.

Outside is a fully enclosed garden with a patio seating area, shed, lawn, shrub borders and beds and trees. The car port provides off-road parking.

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### Accommodation details

#### Entrance Hall

An open room with a staircase rising to the first floor, door to a useful understairs storage cupboard and open to the:

#### Dining Room

French door to the rear garden and radiator. Opening to the:

#### Kitchen

Window to front aspect, inset 1 ½ bowl stainless steel sink and drainer, window to front aspect, plumbing for washing machine, oven, 4-ring gas hob with stainless steel sink and drainer, built-in fridge/freezer and base level and eye level cabinetry.

#### Lounge

Box bay window, window to front aspect and radiator.

#### WC

Low level WC and basin.

### Landing

Doors and access to the bedrooms, airing cupboard and bathroom.

#### Bedroom 1

A dual aspect room with a built-in wardrobe and radiator.

#### Bedroom 2

A dual aspect room with a radiator.

#### Bedroom 3

A dual aspect room with a radiator.

#### Bathroom

Suite comprising a bath with integrated shower, low level WC, heated towel rail, wash hand basin and tiling to splashback areas.

#### Outside

A fully enclosed rear garden with patio paving, lawn, brick wall to side and shed.

#### AGENTS NOTES

There is an estate charge of about £300 per annum Freehold

Council tax band C – West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Cambridge**  
104 Cherry Hinton Road  
Cambridge CB1 7AJ  
01223 214400

**Histon**  
19 High Street, Histon  
Cambridge CB24 9JD  
01223 235111

**Willingham**  
Stocks Corner, High Street  
Willingham, Cambs CB24 5ES  
01954 260952

**Newmarket**  
16a High Street  
Newmarket, Suffolk CB8 8LB  
01638 660303

hello@tylers.net | TYLERS.NET

GROUND FLOOR

1ST FLOOR



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Registered address; Salisbury House, Station Road, Cambridge, CB1 2LA Company Number 7535939 VAT Number 934 673 206



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