



Pine Court, Laburnum Close, Red Lodge, Bury St.
Edmunds, Suffolk

Pocock + Shaw

2 Pine Court
Laburnum Close
Red Lodge
Bury St. Edmunds
Suffolk, IP28 8HJ

A modern 2 bedroom terraced home, set within a private plot shared by just three properties at the end of a well-established residential cul-de-sac. The house is well presented and benefits from a well-equipped fitted kitchen/breakfast room, a large main bedroom and a first floor bathroom. Features include an excellent garden room/conservatory, an enclosed rear garden and 2 allocated parking spaces.

Guide Price £220,000



Location Red Lodge is situated just off and by-passed by the A11 approximately 5 miles north east of Newmarket and some 4 miles from Mildenhall and is particularly well placed for access to a number of the region's principal centres, in particular Bury St Edmunds, Cambridge, Mildenhall and Newmarket. The village has expanded greatly in recent years bringing new facilities including 2 primary schools, a small parade of shops and leisure facilities.

Entrance hall with stairs leading to the first floor, tiled flooring.

Living room/dining room with wood flooring.

Kitchen/breakfast room with a range of modern fitted base and wall mounted units, sink and drainer with a professional mixer tap, appliances comprising an oven and grill with 4 ring ceramic hob and stainless steel and glass extractor hood over, integrated fridge and freezer, tiled flooring, breakfast bar and seating area, half glazed door to the rear.

Garden room/ conservatory with wood effect flooring and a pair of French doors leading to the garden.

First floor landing

Bedroom 1 with 2 large built in cupboards.

Bedroom 2

Bathroom with a bath with shower over, hand basin and low level WC, part tiled walls.

Outside The property is approached through a pair of entrance gates leading to an open plan parking area with 2 allocated spaces for each of the 3 properties.

A pathway leads around to the right of number 3 providing access to a gate leading to the rear garden with a lawn and raised decking.

Tenure The property is freehold.

Services

Mains water, drainage and electricity are connected.

The property is not in a conservation area and is in a low flood risk area.

The property has a registered title.

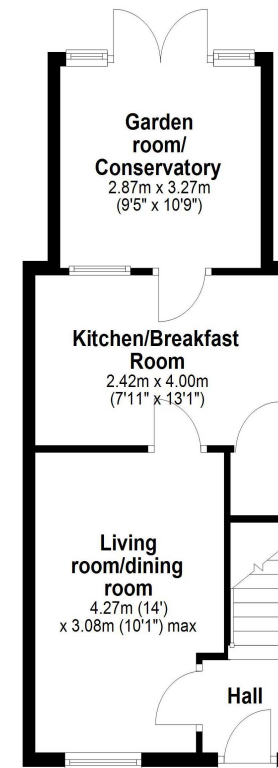
Internet connection, basic: 5Mbps, Superfast 35Mbps Ultrafast: 1800Mbps.

Mobile phone coverage by the four major carriers available. EPC: D

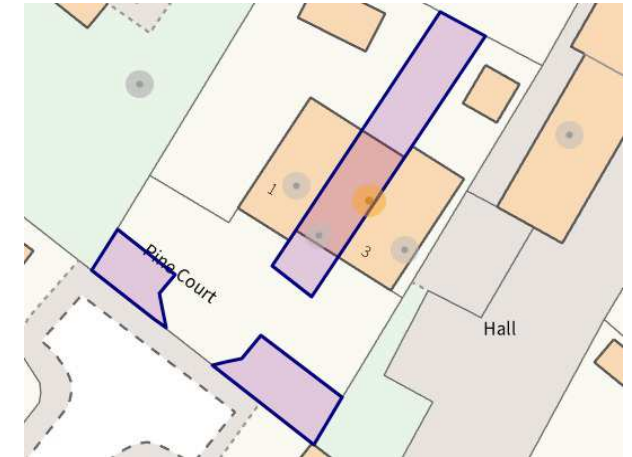
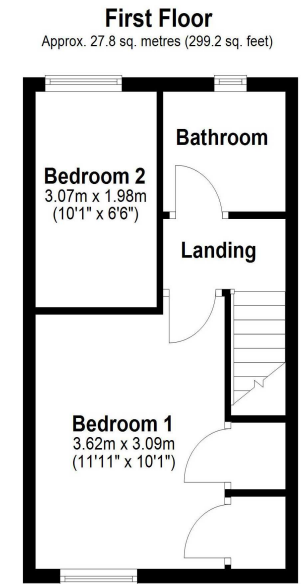
Council Tax A West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 65.0 sq. metres (699.8 sq. feet)



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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