



Bilberry Close

Bury St. Edmunds, IP28

Price £425,000

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Description

This executive, family home is available with no onward chain and enjoys a sought-after cul de sac location in the popular, growing village of Red Lodge. The property sits within a modern residential development and enjoys excellent transport links which provide convenient access to Newmarket, Cambridge and London as well as Thetford and Norwich in the other direction.

Upon entering the house you will find a welcoming and spacious entrance hall with ample space to remove coats and shoes, stairs to the first floor landing and a downstairs W.C with wash hand basin. There is a generous sized lounge, with French doors overlooking the rear garden as well as a window to the side allowing natural light to flood inside, plus double doors leading into a separate dining room to the front of the house.

The downstairs accommodation is concluded by a fully fitted kitchen/ breakfast room which offers a range of wall and base level units, sink unit and drainer, integrated dishwasher and washing machine plus ample space for a fridge freezer and range style cooker. There is also a door leading outside to the rear garden, and a wall mounted gas boiler.

The first floor landing includes an airing cupboard, housing a hot water cylinder, and provides access to four of six well proportioned bedrooms, the largest of which enjoys an impressive en suite shower room whilst three first floor bedrooms include built in wardrobes. The first floor also includes a family bathroom comprising W.C, wash hand basin and bath with shower attachment.

Stairs lead to the second floor which comprises a further two bedrooms and includes a fantastic primary bedroom incorporating a private dressing area, with two sets of built in wardrobes as well as an en suite bathroom which includes a W.C, wash hand basin, bath and separate shower cubicle, plus a useful storage cupboard. The second floor landing also includes a storage cupboard between the bedrooms.

The six bedrooms spread across the first and second floor also offer versatility of use, should a buyer wish to use these as a study/ home office space, children's playroom or family room for

example.

Outside, the house offers private driveway off street parking immediately in front of a tandem length garage with up and over front door, as well as personal door access from the rear garden. There is a side access gate leading into an attractive, fully enclosed rear garden which is predominantly laid to lawn, with two patio areas for seating/ entertaining.

Red Lodge 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

Cloakroom W.C - 5'0" max x 4'5" max

Lounge - 15'0" max x 15'0" max

Dining Room - 12'11" x 9'9"

Kitchen - 15'00" max x 10'6" max

Primary Bedroom (Second Floor) - 13'2" max x 12'5" max

Dressing Area (Second Floor) - 10'10" max x 9'4" max

En Suite Bathroom (Second Floor) - 9'3" x 5'6"

Bedroom - 13'1" max x 12'1" max

En Suite Shower Room - 6'7" max x 5'3" max

Bedroom - 12'10" x 7'4", including depth of built in wardrobes

Bedroom - 10'9", plus depth of built in wardrobes x 7'5" max

Bedroom - 8'7" x 7'2"

Bedroom (Second Floor) - 11'3" x 9'3"

Family Bathroom - 6'5" x 6'0"

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

Council Tax Band - West Suffolk, E.

We understand there is an ongoing Crest Nicholson development nearby, fully details of which can be found on West Suffolk Planning Portal under ref. DC/19/2347/FUL.

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.

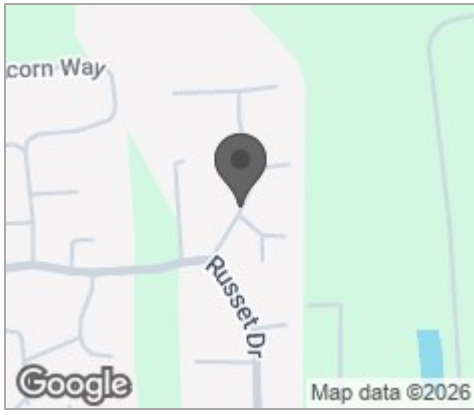
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

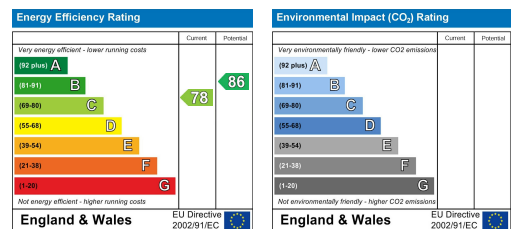
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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.

16 HIGH STREET, MILDENHALL, IP28 7EQ

TEL: EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK