



The Birches Red Lodge

Pocock + Shaw

2 The Birches
Red Lodge
Suffolk
IP28 8NE

A very spacious detached 3 bedroom bungalow situated on the outskirts of this well served village, off a private cul de sac of just 5 similar dwellings.

Hall, sitting room, conservatory, kitchen/dining room, en suite to master bedroom, family bathroom, integral garage and off road parking, enclosed garden.

Guide Price £390,000
EPC: TBC



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 centre's in particular Bury St Edmunds, Cambridge, Mildenhall and Newmarket. The village has expanded greatly in recent years bringing new facilities including a primary school, small parade of shops and leisure facilities.

Forming a small select development of just 5 bungalows, The Birches is situated on the outskirts of this expanding and popular village.

The bungalow sits in a generous plot with ample off road parking to the front, single garage and enclosed garden to the rear. Internally the accommodation is well planned and benefits from a large sitting room opening to a 21ft Conservatory, kitchen dining room, also opening to the conservatory, utility room, master bedroom with en suite and two further bedrooms.

With the benefit of uPVC double glazed windows and an oil fired radiator heating system the accommodation includes:-

Entrance Hall

With a front door, radiator, central heating thermostat, access to loft space, built in cupboard,.

Sitting Room 4.69m (15'5") x 3.98m (13'1")

With a window to the front, two double radiators, sliding door to the conservatory.

Conservatory 6.48m (21'3") x 2.24m (7'4")

Off uPVC construction With French doors to the garden, side door, windows overlooking the garden, electric storage heater.

Kitchen/Dining Room 4.53m (14'10") x 3.98m (13'1") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer, mixer tap and tiled splashbacks, space for fridge/freezer, fitted electric oven, built-in four ring electric hob with extractor hood over, window to the rear, double radiator, recessed ceiling spotlights, sliding door to the conservatory and door to:

Utility Room 2.13m (7') x 1.65m (5'5")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, extractor fan, plumbing for washing machine, radiator, oil-fired combination boiler serving heating system and domestic hot water, door to the side.

Bedroom 1 3.65m (12') x 3.08m (10'1")

With a window to the front, radiator, door to:

En-suite Shower Room

Fitted with a three piece suite comprising of a shower cubicle, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, shaver point and light, window to the rear, radiator, recessed ceiling spotlights.

Bedroom 2 4.08m (13'5") x 2.62m (8'7")

With a window to side and front, radiator.

Bedroom 3 3.15m (10'4") x 2.30m (7'7")

With a window to side, radiator.

Bathroom

Fitted with a three piece suite comprising of a bath with shower attachment over, pedestal wash hand basin and low-level WC, extractor fan, shaver point and light, window to the rear, double radiator, recessed ceiling spotlights.



Outside

Garage 5.33m (17'6") x 3.01m (9'11")
Up and over door, door to the garden.

Front garden laid to lawn with extensive block paved drive to on side providing off road parking for several vehicles and access to the garage. Enclosed rear garden laid to lawn with shrub borders, timber garden shed, side path with oil tank.

Tenure

The property is freehold.

Services

Mains water, drainage and electricity are connected.

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

The property owns the access road in front of the bungalow and the flower border beyond. The other properties have a right of way across this drive as does number 2 have a right of way over their neighbours road.

Council Tax Band: D West Suffolk District Council

Viewing: Strictly by prior arrangement with Pocock + Shaw. PBS

Ground Floor



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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