



Russet Drive, Red Lodge

Pocock + Shaw

53 Russet Drive
Red Lodge
Bury St. Edmunds
Suffolk
IP28 8GA

A generously proportioned and well presented modern 2 bedroom starter home enjoying an excellent location in this ever popular and expanding village between Newmarket and Bury St Edmunds. Chain Free.

Guide Price £199,950



Pleasantly situated towards on this popular residential development this superb two bedroom starter home offers fantastic space for first time buyers and investors alike. The property benefits from double glazing, gas central heating and a fully fitted kitchen,

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.

With the benefit of a gas fired central heating system, in detail the accommodation includes:-

Ground Floor

Entrance Hall

Carpet flooring, door to WC and Lounge/radiator.

Lounge/Diner 2.95m (9'8") x 4.82m (15'10")

Carpet flooring, TV and aerial points, double radiator, central heating thermostat, stairs to first floor and understairs cupboard, window to front aspect.

Kitchen 1.78m (5'10") x 2.76m (9'1")

Fitted with a range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, fitted washing machine, dishwasher and fridge/freezer, electric point for cooker, gas hob, extractor hood over, tiled flooring.

First Floor

Landing

Door to generous over stairs airing cupboard, access to loft space.

Bedroom One - 4.29m (14'1") x 2.04m (6'8")

UPVC double glazed window to rear and side aspect, radiator, carpet flooring

Bedroom Two - 3.03m (9'11") max x 2.81m (9'3")

UPVC double glazed window to front aspect, radiator, access to cupboard, carpet flooring.

Bathroom - 1.70m (5'7") x 1.92m (6'4)

Fitted with three piece suite comprising bath with independent shower over, pedestal wash hand basin and low-level WC, radiator, lino flooring.

Outside

The property is terrace with communal front garden with a pathway to the front door.

Single parking space.

Tenure

The property is freehold.

Services

Mains water, gas, drainage and electricity are connected.

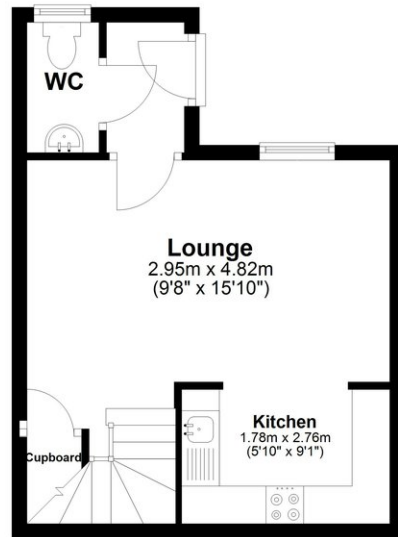
The property is/is not in an conservation area. The property is in a low flood risk area.

Council Tax Band: D West Suffolk District Council

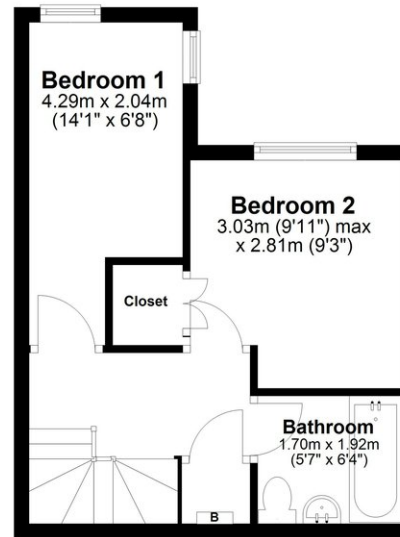
Viewing: Strictly by prior arrangement with Pocock + Shaw. PBS



Ground Floor



First 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

2 Wellington Street, Newmarket, Suffolk, CB8 0HT
01638 668284 newmarket@pocock.co.uk www.pocock.co.uk

