



Chase Avenue, Red Lodge, Bury St. Edmunds

Pocock + Shaw

15 Chase Avenue
Red Lodge
Bury St. Edmunds
Suffolk
IP28 1AD

A superbly presented modern 3 double bedroom semi-detached home, with accommodation arranged over 3 floors and situated in a well regarded village development. Constructed in 2019 the property benefits from an open plan living room/dining room a fitted kitchen and a ground floor cloakroom. Features include a large primary 2nd floor bedroom with an ensuite shower room, a low maintenance landscaped garden, 2 parking spaces and a large garage.

Guide Price £325,000



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 a primary school, small parade of shops and leisure facilities.

Entrance Hall with a part glazed entrance door, stairs leading to the first floor, wood effect flooring.

Cloakroom with a handbasin and low level WC, wood effect flooring.

Kitchen 12'9" x 6'2" (3.89 m x 1.87 m) with a range of fitted base and wall mounted units, integrated oven and grill with 4 burner gas hob and stainless steel extractor hood over, integrated dishwasher and fridge freezer, cupboard housing gas fired combination boiler, wood effect flooring.

Living room/dining room 15'3" x 13'3" (4.66 m x 4.03 m) a double aspect room with wood effect flooring, under stair cupboard, windows and a pair of French doors leading to the rear garden.

First floor landing with stairs leading to the second floor.

Bedroom 2 11'6" x 9'8" (3.50 m x 2.95 m) with fitted wardrobes and a door leading to the ensuite/ family bathroom.

Bedroom 3 11'5" x 11'1" (3.48 m x 3.38 m) with fitted wardrobes.

Bathroom/ ensuite

with a "jack and Jill" arrangement with doors from the landing and bedroom 2, bath with shower over, hand basin and low level WC.

Second floor landing

Bedroom 1 28'2" x 13'2" (8.59 m x 4.01 m)

Ensuite Shower Room with a tiled shower cubicle, hand basin and low level WC.

Outside To the front of the property is an open plan garden area with stones and shrubs and a block paved pathway leading to the front entrance door. To the side is a block paved pathway with tandem parking for 2 vehicles and leading to a large single garage with an up and over door to the front and light and power. At the rear is a low maintenance rear landscaped garden with artificial grass, a paved patio, raised shrub borders with timber sleepers and a pedestrian gated side access.

Tenure The property is freehold.

Services Mains water, gas, drainage and electricity are connected.

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

The property has a registered title.

Internet connection, basic: 4Mbps, Superfast 80Mbps, Ultrafast:1000Mbps.

Mobile phone coverage by the four major carriers available.

EPC: B

Council Tax D West Suffolk District Council

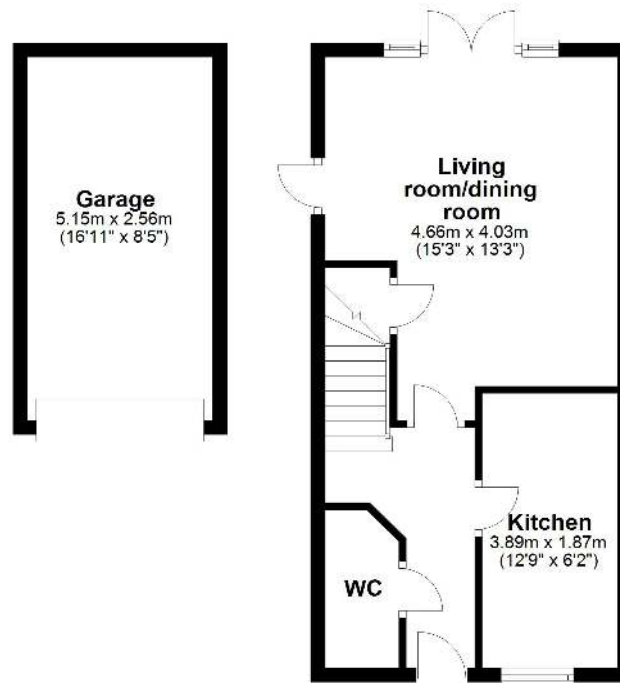
Viewing By Arrangement with Pocock + Shaw PBS





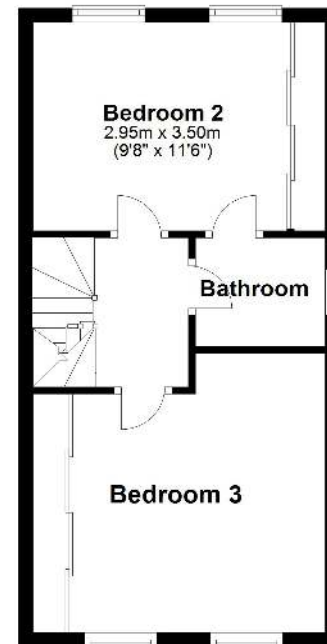
Ground Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



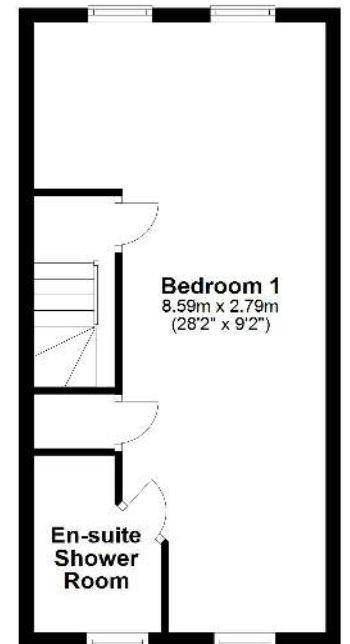
First Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



Second Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



Total area: approx. 117.7 sq. metres (1266.5 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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