

pocock & shaw

Residential sales, lettings & management



7 Larchwood Road,
Red Lodge,
Suffolk ,IP28 8ZT

A smartly presented 3 bedroom family house attractively position in this ever popular village and benefiting from an enclose garden, off road parking and an en suite to the master bedroom.

Early viewing highly recommended.
EPC: B

Guide Price: £290,000



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.

With the benefit of Upvc double glazed windows and a gas fired radiator heating system in detail the accommodation includes:-

Ground Floor

Entrance Hall

Entrance door, radiator, central heating thermostat, stairs to the 1st floor, built in storage cupboard.

Cloakroom

Fitted with a low level wc, handbasin, window to the front and radiator.

Sitting Room 4.57m (15') max x 3.72m (12'2")

With double doors to the garden and window to one side, double radiator, built in storage cupboard.

Kitchen/Dining Room 4.94m (16'2") x 2.41m (7'11")

Fitted with a range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge/freezer, plumbing for a washing

machine and dishwasher, fitted electric oven, gas hob, extractor hood, bay window to the front, double radiator.

First Floor

Landing

Built in airing cupboard with combination gas fired boiler. Access to loft space.

Bedroom 1 3.80m (12'6") x 2.47m (8'1") max
With a window to the front, radiator, central heating thermostat, built in wardrobes.

En-suite

Fitted with a three piece suite including a shower enclosure, low level wc, handbasin, heated towel rail, recessed ceiling spotlights.

Bedroom 2 3.72m (12'2") x 2.47m (8'1")
With a window to the rear, radiator.

Bedroom 3 2.77m (9'1") x 1.97m (6'6")
With a window to the front, radiator.

Bathroom

Fitted with a three piece suit comprising of a bath with shower over, low level wc, handbasin, tiled surrounds window to the rear, heated towel rail.

Outside

The property is set behind a front garden with shrub border and path. To the side of the house is two off road parking spaces. The enclosed rear garden is laid to lawn with a patio, low level picket fence, timber garden shed and gate to the driveway.



Services

Mains water, gas, drainage and electricity are connected.

Tenure

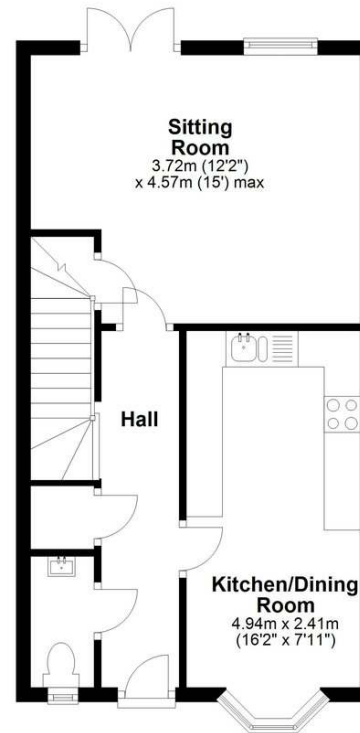
The property is freehold.

Council Tax Band: C West Suffolk District Council

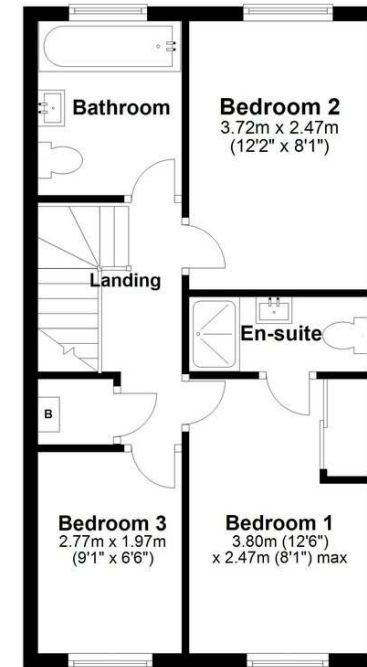
Viewing: Strictly by prior arrangement with Pocock & Shaw. PBS



Ground Floor
Approx. 40.1 sq. metres (432.1 sq. feet)



First Floor
Approx. 39.7 sq. metres (427.3 sq. feet)



Total area: approx. 79.8 sq. metres (859.4 sq. feet)



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2 Wellington Street, Newmarket, Suffolk, CB8 0HT

Tel: 01638 668 284

Email: newmarket@pocock.co.uk www.pocock.co.uk

An independent firm with five local offices and London marketing via the Mayfair Office

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