

11 Spearmint Way - Guide Price £255,000

Red Lodge Suffolk IP28 8WJ

shires
residential



"Consistently providing outstanding service to our clients"

Guide Price £255,000

The Property

An immaculately presented three bedroom end of terrace home in the expanding village of Red Lodge and is well positioned for Newmarket, Bury St. Edmunds and Cambridge with viewing highly recommended.

Overview

This modern home is situated on a popular residential development on the outskirts of the village and is well placed for the A11 and A14 trunk roads, providing good access to Newmarket, Bury St Edmunds and Cambridge.

The accommodation is immaculately presented throughout and features three well proportioned bedrooms, two bathrooms, contemporary kitchen and bathroom fittings and modern comforts including UPVC double glazing and gas fired radiator heating. An early viewing is strongly recommended to avoid disappointment.

In further detail the accommodation comprises:-

Frosted part glazed door opening to:-

Entrance Hall

With updated flooring; stairs to first floor; doors serving cloakroom/w.c., kitchen and lounge/dining room.

Cloakroom/W.C.

With white suite comprising of low level w.c.; wash basin with tiled splashback; updated flooring.

Kitchen

11'2" x 7'8"

With a range of white gloss shaker style units with woodblock effect work surfaces over to two sides incorporating a range of integrated appliances including fridge/freezer; stainless steel under oven with gas hob and extractor above; integrated dishwasher; space for washing machine; matching wall cupboards to one side; further cupboard housing gas fired boiler; one and half bowl white ceramic sink with mixer tap and mosaic tiled splashback; additional shelving; window to front; updated flooring.

Features

- END OF TERRACE TOWN HOUSE
- POPULAR RESIDENTIAL AREA
- EXPANDING VILLAGE WITH GOOD ROAD LINKS
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN
- LOUNGE/DINING ROOM WITH DOORS TO GARDEN
- FAMILY BATHROOM, ENSUITE SHOWER ROOM AND CLOAKROOM
- SOUTH WEST FACING REAR GARDEN
- TWO ALLOCATED PARKING SPACES
- VIEWING HIGHLY RECOMMENDED



Lounge/Dining Room

15'7" x 14'8"

With under stairs storage cupboard; french doors opening to rear garden.

First Floor Landing

With doors to bedroom two, three and bathroom; airing cupboard.

Bedroom Two

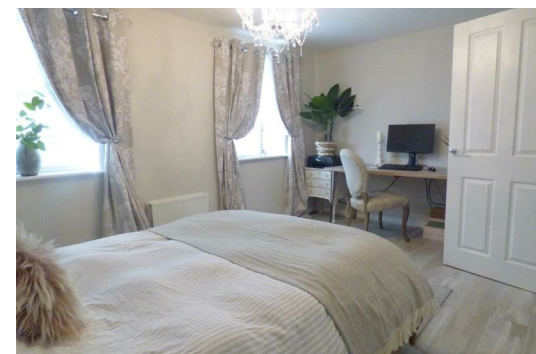
14'8" x 9'5"

With double wardrobe with sliding mirrored doors; two windows to rear.

Bedroom Three

14'2" x 7'9"

With window to front.





Family Bathroom

With modern white suite comprising low level w.c; pedestal wash basin with tiled splashback; bath with separate taps and mixer shower above; large scale tiling; extractor fan; obscure window to front.

Second Floor Landing

With velux window; door to:

Bedroom One

18'11" x 14'8" max

With double wardrobe with sliding mirrored doors; two eaves storage cupboards; dormer window to front.

Ensuite Shower Room

White modern suite comprising of low level w.c; pedestal wash basin; large shower cubicle; velux window.

Outside

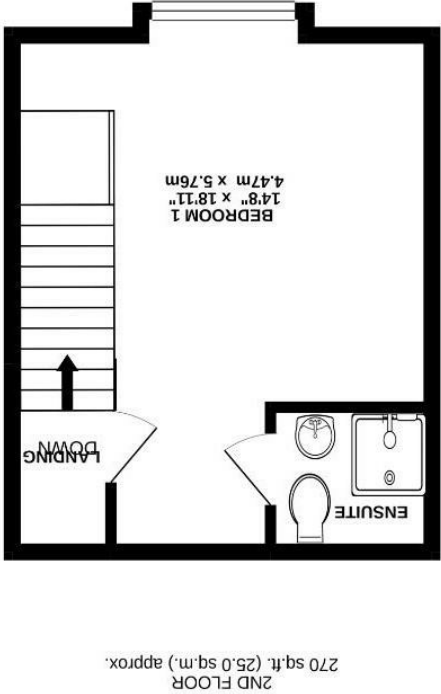
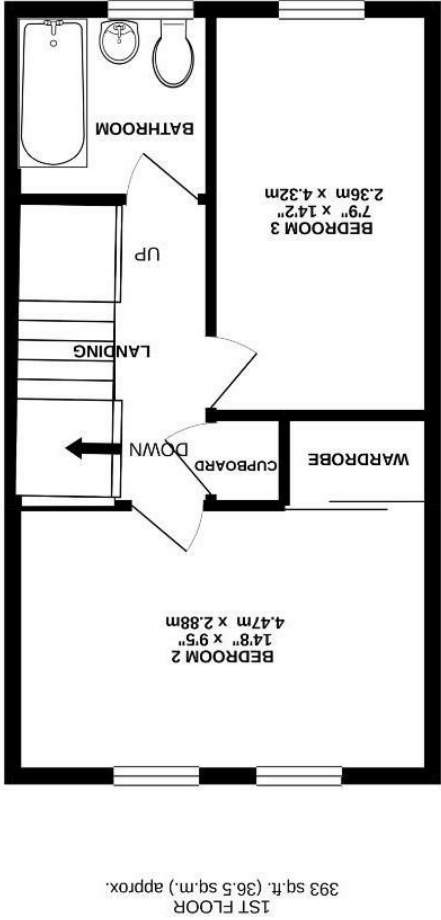
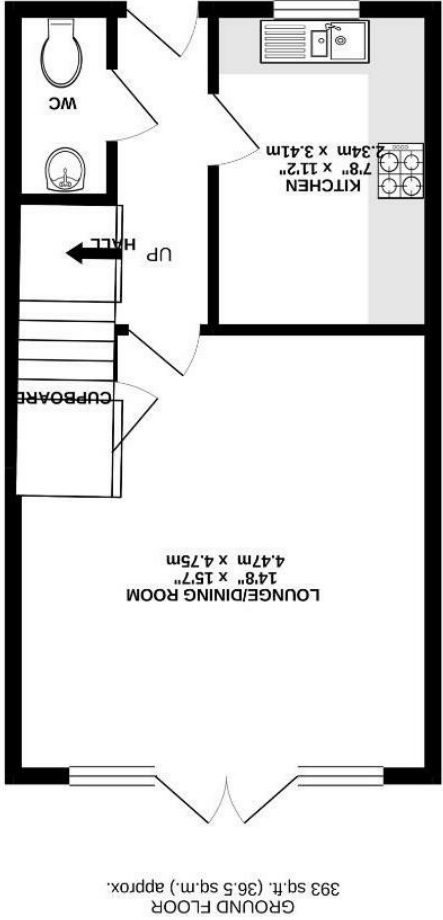
To the FRONT there is a shallow shrub, conifer and plant border and outdoor light.

To the REAR the garden features a decked area opening to compact artificial lawned garden with storage shed, brick wall to one side with fencing to remaining and gate to rear.

Two allocated parking spaces can be found to the rear of the property.

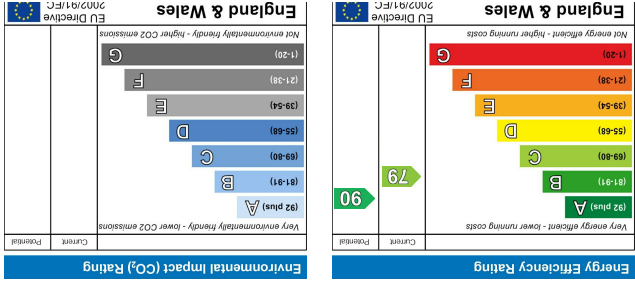


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Whist every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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