

## 3 Plantation Way - Offers In Excess Of £425,000

Red Lodge Bury St. Edmunds Suffolk IP28 8GF

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residential



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# Offers In Excess Of £425,000

## The Property

This exceptional four-bedroom detached home is located in the highly sought-after village of Red Lodge, near Bury St Edmunds, and is offered to the market chain-free. Thoughtfully maintained since new, the property combines modern design, generous living space, and excellent connectivity.

The accommodation includes four well-proportioned bedrooms, three spacious reception rooms offering flexible living, dining, and home-working space, and two contemporary bathrooms designed for modern family life.

The property has benefited from extensive investment by the current owners, with a strong focus on quality, efficiency, and security. Notable features include solar panels remaining on a Feed-in Tariff scheme providing an ongoing income, a recently installed uprated Viessmann boiler, and additional loft insulation.

A modern Wren kitchen with quartz worktops and high-end Neff appliances forms the heart of the home, ideal for both everyday living and entertaining. Further improvements include a new Solidor front door, new uPVC rear door, a replacement uPVC window to the main bedroom, and bespoke fitted living room blinds.

Externally, the garden features an extended patio with French drainage, upgraded fencing with concrete posts and gravel boards, and a fully serviced garden room with heating, power, and USB sockets — ideal as a year-round home office. The property also benefits from a serviced HKC alarm system, secure external steel storage,

## Features

- DETACHED HOUSE
- CHAIN FREE
- FOUR BEDROOMS
- QUARTZ KITCHEN DINER WITH INTEGRATED NEFF APPLIANCES
- OUTSIDE HOME OFFICE WITH ELECTRICS
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- SOLAR PANELS WITH FEED IN TARIFF
- GREAT ACCESS TO ELY, CAMBRIDGE, NEWMARKET & BURY ST EDMUNDS
- MODERN , LOW MAINTENANCE LANDSCAPED GARDEN

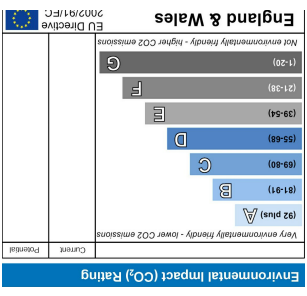
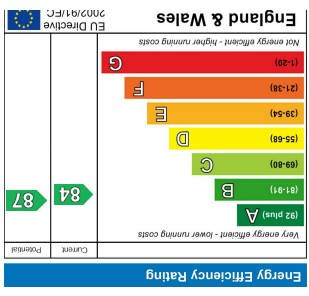
and a Google Nest smart thermostat.

Ideally positioned close to the A14, the home offers excellent transport links, easy access to local amenities, and the surrounding Suffolk countryside, making it an excellent opportunity for families and commuters alike.



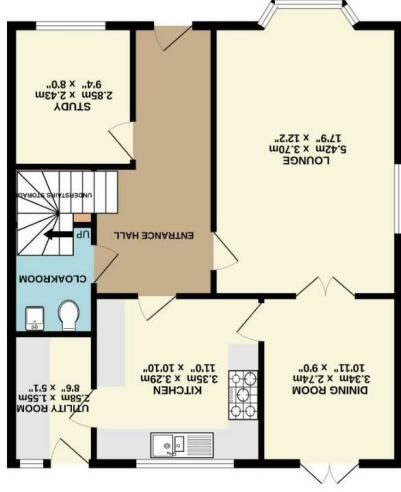


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided 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.

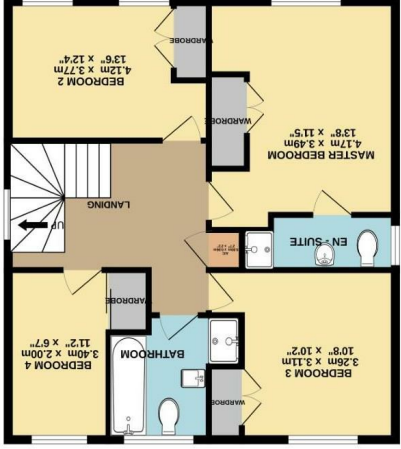


Which energy rating has been used to assess the accuracy of the reported energy measurements of doors, windows, roofs and any other items are approximate and do not represent a target for any form of rebate or incentive. The data for building expenses only are based on data supplied by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. The data for building expenses only are based on data supplied by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given. Made with MyEnergy 5.0.0.25

TOTAL FLOOR AREA: 135.5 sq.m. (1458 sq.ft.) approx.



GROUND FLOOR: 68.1 sq.m. (733 sq.ft.) approx.



1ST FLOOR: 67.4 sq.m. (725 sq.ft.) approx.



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