

oakheart



Yale

208

£245,000

Offers In Excess Of
Wintergreen Road, Bury St. Edmunds



Situated in the village of Red Lodge, this well presented three bedroom terraced home enjoys a convenient position between Bury St Edmunds, Newmarket and Mildenhall, making it an excellent choice for commuters and families alike. Red Lodge offers nearby amenities including shops, schools, and healthcare facilities, along with access to countryside walks and woodland. The village is also well placed for the A11 and A14, providing good road links to Cambridge and beyond.

Built around 2012 and set within a well designed residential development, this well presented three bedroom terraced property offers contemporary accommodation arranged over two floors.

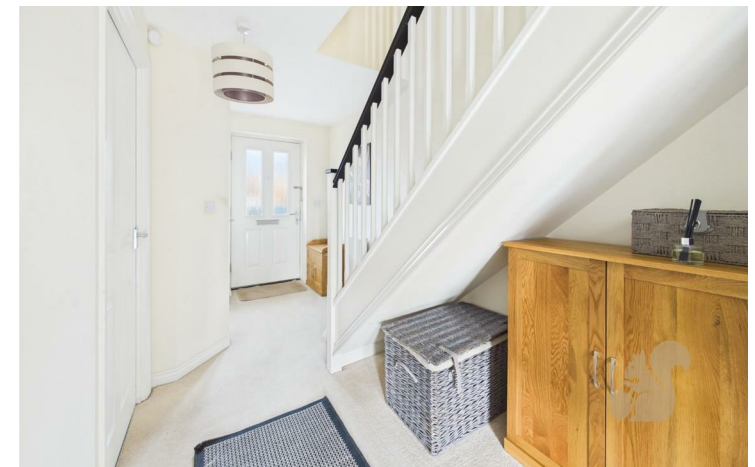
Upon entering the property, you are welcomed by an entrance hall which provides access to the ground floor accommodation. To the right, is a convenient ground floor cloakroom. The modern fitted kitchen is also located at the front of the property and features a window to the front aspect. The kitchen has a range of shaker style units complemented by ample worktop space. The seller has also confirmed that the fridge/freezer and washing machine will also remain.

To the rear of the property is the lounge/diner, offering a great space for both relaxing and entertaining. French doors open directly onto the rear garden, allowing natural light to fill the room and providing easy access to outdoor

space.

On the first floor, the principal bedroom is positioned at the front of the property and benefits from its own en-suite shower room. Bedroom two is located to the rear and is a comfortable double room overlooking the garden, while the third bedroom sits to the front and would make an ideal bedroom, nursery or home office. A family bathroom completes the accommodation on the first floor.

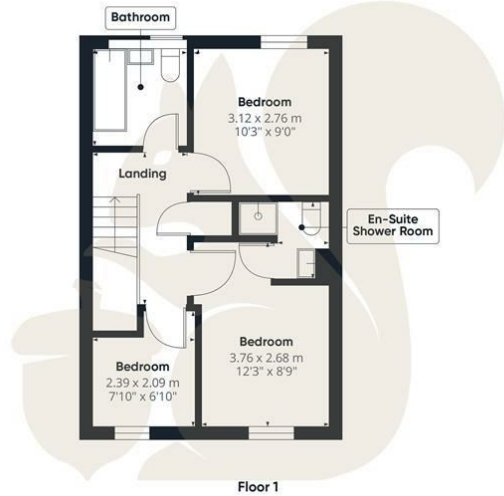
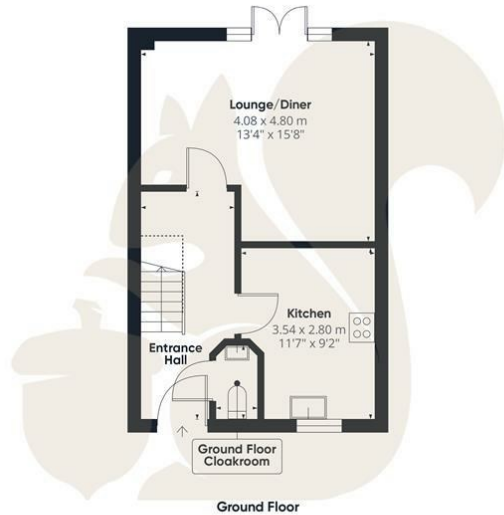
Externally, the property benefits from an enclosed rear garden, providing a private outdoor space which is ideal for relaxing. The property also benefits from an allocated parking space for one car.











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Approximate total area¹⁾

69.7 m²
749 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Local Authority:
West Suffolk

Tenure:
Freehold

Council Tax Band:
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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