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LILY CLOSE | RED LODGE

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*Family home in Modern Development. Walking Distance to Local Amenities*

£2,000 Per Month

## FEATURES

- Ready to Move in Beginning of May
- Easy Access to USAF Mildenhall & Lakenheath A11/A14
- Nearest Train Station Kennett (Approximately 2miles)
- Garage and Off Road Parking
- 4 Double Bedrooms
- Low Maintenance Rear Garden
- EPC C
- Walking distance to Local Amenities & Schools
- Integrated Kitchen Appliances

## DESCRIPTION

\*\* Available Beginning of May \*\*. Well presented detached four bedroom family home offering spacious and modern living accommodation. This well positioned property boasts a kitchen/diner with additional space ideal for extra seating, separate utility room, cloakroom, second reception room/study, four bedrooms including the master bedroom with ensuite. Outside the property benefits from off road parking, garage and a low maintenance rear garden.

Walking distance to local Amenities & School. Easy Access to USAF Mildenhall and Lakenheath. Newmarket , Cambridge , Bury St Edmunds and all major routes

Please Note Marketing Photos are showing a tenants furniture

### Entrance Hall

Stairs leading to first floor.

### Kitchen/Breakfast Room 13'3" x 9'4" (4.03m x 2.84m)

Fully fitted kitchen with a range of wall and base units. Integrated dishwasher, cooker and hob with extractor over, fridge and freezer. Opening to;



## ACCOMMODATION

**Dining Room 9'2" x 9'5" (2.80m x 2.86m)**  
Window to front aspect.

**Utility Room 6'2" x 6'1" (1.89m x 1.86m)**  
Window to rear aspect. Space for washing machine. Wall mounted gas boiler and sink.

**Study 7'2" x 7'8" (2.18m x 2.33m)**  
Window to front aspect.

**Sitting Room 15'1" x 10'11" (4.61m x 3.32m)**  
Double glazed windows and French doors to rear patio area.

**Downstairs WC**  
Low level WC and hand wash basin.

**First Floor Landing**  
Airing cupboard and loft access.

**Master Bedroom 13'5" x 10'11" (4.10m x 3.32m)**  
Window to front aspect.

**En-suite**  
Single shower cubicle, low level WC and hand wash basin. Window to front aspect.

**Bedroom 2 11'11" x 9'7" (3.63m x 2.92m)**  
Window to rear aspect.

**Bedroom 3 10'4" x 9'7" (3.16m x 2.91m)**  
Window to front aspect.

**Bedroom 4 8'9" x 10'11" (2.69m x 3.34m)**  
Window to rear aspect.

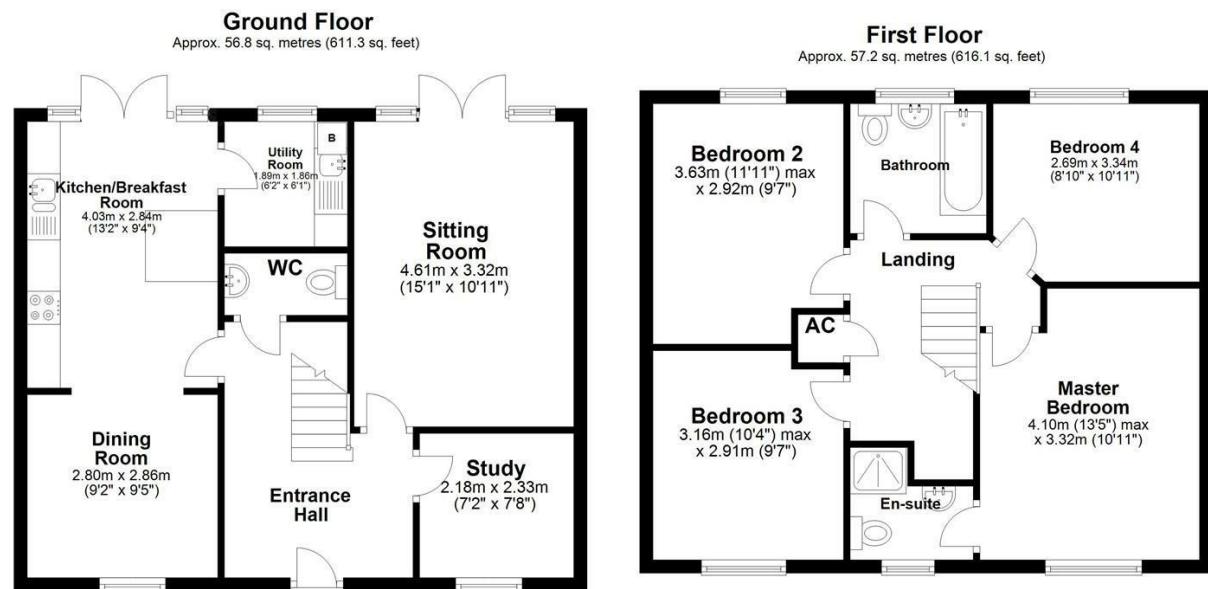
**Bathroom**  
Panel bath with shower hose attachment. Pedestal sink, low level WC. Part tiled walls and window to rear aspect.

**Outside**  
Driveway and garage providing off road parking. Pedestrian door to rear of garage leading to patio area. Fully enclosed rear garden laid mainly to artificial lawn.









Total area: approx. 114.0 sq. metres (1227.4 sq. feet)

Whilst 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 can be given. Copyright Clarke Philips Ltd 2021.  
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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			90
(92 plus) A			
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			