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BUCKTHORN WAY | RED LODGE

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*Family Home Walking Distance to Local Schools & Shops*

## FEATURES

- Walking distance to Local Primary Schools, Doctors, Shops & Dentist
- Good transport links A11/A14 & Kennett Train Station within Easy Reach with links to Cambridge
- Built by Crest - Remainder of NHBC Cert - Approximately 3 years
- Virtual 3D Tour Available
- En-suite shower room, family bathroom and downstairs WC
- Popular location with parks, allotments and playing fields within easy reach

## DESCRIPTION

Clarke Philips are pleased to offer this spacious four-bedroom family home, ideally situated in the sought-after village of Red Lodge. The property features a modern kitchen/diner with integrated fridge/freezer and dishwasher, a generous living room, and a convenient downstairs WC.

Upstairs offers four well-proportioned bedrooms, including a master bedroom with en-suite and built-in wardrobes. Located within walking distance of local primary schools, shops, doctors, and parks - this home is perfect for family living.

### Entrance Hall

Wood effect LVT flooring. Coat cupboard and under-stairs cupboard.

### Living Room 13'3" x 17'0" (4.05m x 5.17m)

French doors with windows either side leading to rear garden.



## ACCOMMODATION

### **Kitchen/Diner 17'2" x 9'3" (5.23m x 2.83m)**

Wide range of wall and base units with feature under cupboard LED lighting. Integrated fridge/freezer, dishwasher and space for washing machine. Built in double oven, gas hob with extractor unit above. LVT Wood effect flooring and window to front aspect.

### **WC**

Low level WC, hand wash basin. Window to front aspect.

### **Landing**

Loft access and storage cupboard.

### **Master Bedroom 9'3" x 12'7" (max) (2.83m x 3.85m (max))**

Window to rear aspect. Built in double wardrobe with sliding doors. Airing cupboard housing gas boiler.

### **En-suite**

Enclosed shower cubicle with part tiled walls, hand wash basin and enclosed WC. Heated towel rail.

### **Bedroom 2 10'6" x 10'0" (3.21m x 3.05m)**

Window to front aspect.

### **Bedroom 3 10'6" x 6'8" (3.20m x 2.04m)**

Window to front aspect.

### **Bedroom 4 10'5" x 6'8" (3.17m x 2.04m)**

Window to rear aspect.

### **Bathroom 6'8" x 5'8" (2.02m x 1.72m)**

Panel bath with shower over, enclosed WC, hand wash basin and part tile walls. Heated towel rail.

### **Parking**

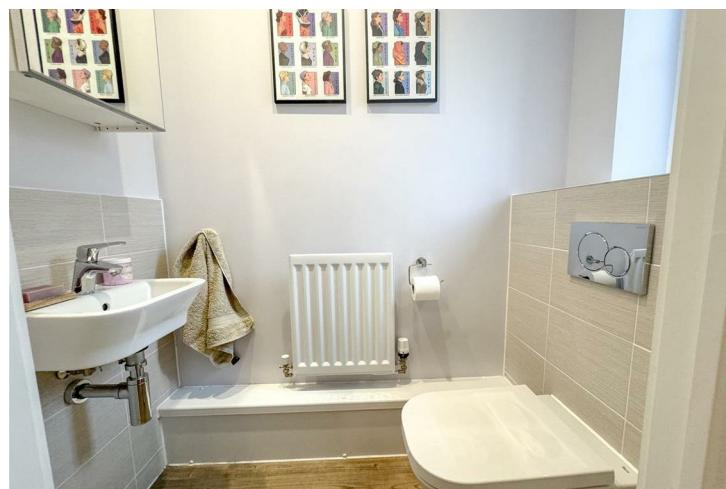
Driveway to the side of the property with parking for two vehicles.

### **Garden**

Mainly laid to lawn with a variety of shrubs and generous patio area and timber shed. Gated access leading to driveway.

### **Property Information.**

Estate Management fee £100.68pa Remus (2025)







*Spacious living space through-out*



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Council Tax Band : D

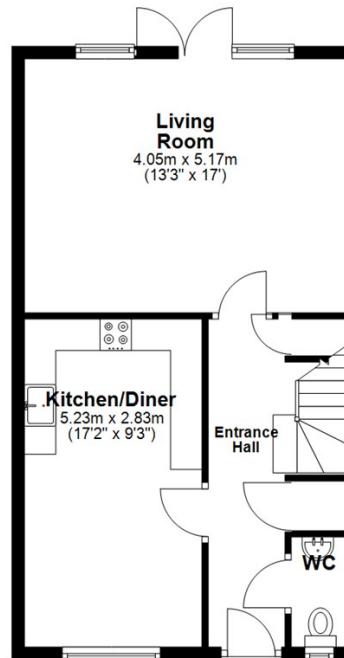
**MONEY LAUNDERING REGULATIONS 2003**

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.

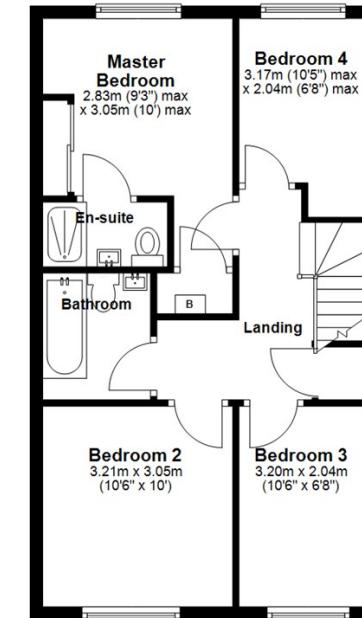
**THE PROPERTY MISDESCRIPTIONS ACT 1991**

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.

**Ground Floor**  
Approx. 48.5 sq. metres (522.0 sq. feet)



**First Floor**  
Approx. 48.9 sq. metres (526.0 sq. feet)



Total area: approx. 97.4 sq. metres (1048.0 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 is given as to their operability or can be given. Copyright Clarke Philips Ltd 2021.  
Plan produced using PlanUp.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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		

England & Wales

**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		

England & Wales