



MAIDENHAIR WAY | RED LODGE

Family Home Positioned within Modern Development

Guide Price £350,000 Freehold

FEATURES

- Easy Access to A11/A14
- Immaculately presented throughout
- Single Garage & Parking
- Utility Room
- En-suite to Master Bedroom
- Walking distance to local Schools & Shops
- Photos from 2018 - Awaiting updated photos
- NO CHAIN

DESCRIPTION

CHAIN FREE - Well-presented detached four bedroom family home. Set in the very popular location of Red Lodge. The property offers beautifully presented accommodation including, large living room, kitchen/breakfast room, utility room, downstairs WC, Four decent sized bedrooms with ensuite to master and fully tiled family bathroom. This property offers easy access for the A11/A14/M11, Newmarket, Cambridge, Norwich, Bury St Edmunds and surrounding area. Walking distance to the school and local shops. Red Lodge also boasts a Doctors surgery, dental clinic, pub/restaurant, pharmacy and supermarket. Viewing is absolutely essential to appreciate everything this stylish property has to offer.

Entrance Hall

Lounge 19'9" x 11'1" (6.04m x 3.39m)

Dining Room 10'2" x 9'1" (3.11m x 2.77m)

Downstairs WC



ACCOMMODATION

Kitchen 11'5" x 9'4" (3.50m x 2.85m)

Utility Room 6'10" x 5'2" (2.10m x 1.59m)

First Floor Landing

Master Bedroom 11'4" x 10'0" (3.47m x 3.05m)

En-suite

Bedroom 2 9'8" x 9'2" (2.95m x 2.81m)

Bedroom 3 9'10". 7'11" (3.01m. 2.43m)

Bedroom 4 8'0" 7'8" (2.45m 2.34m)

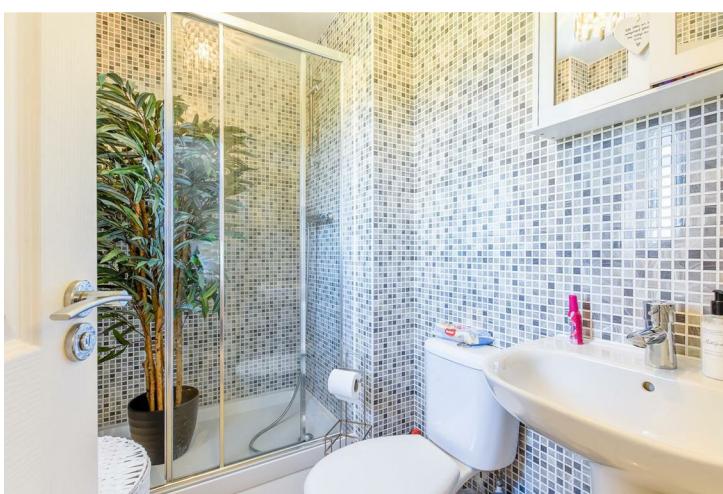
Bathroom 8'7" x 6'3" (2.64m x 1.93)

Outside

Garage & Off Road Parking

Estate Management Charge

Please contact the agent for more information. (Awaiting information from Vendor)









Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Council Tax Band :

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		
(92 plus) A		
(81-91) B		89
(69-80) C	79	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		