



HUNDRED ACRE WAY | RED LODGE

Fantastic Family Home in Central Village Location

HUNDRED ACRE WAY | RED LODGE

Guide Price £300,000 Freehold

FEATURES

- Walking distance to local Shops, Doctors, Dentist, Schools and Parks
- Ideal first home or Buy To Let property
- Easy access to A11/A14
- Kennett Train Station approximately 2.2miles away with links to Bury St Edmunds, Newmarket and Cambridge
- Superb master bedroom with fitted wardrobes and ensuite
- GARAGE & Parking for two cars
- Virtual 3D Tour available
- Council Tax Band C

DESCRIPTION

GUIDE PRICE £300,000 to £310,000 - Spacious and well presented three bedroom townhouse giving generous living accommodation. Comprising of a refitted kitchen/diner with integrated appliances, living room with bay window to front aspect and downstairs WC. First floor offers two double bedrooms and family bathroom with an impressive master bedroom occupying the top floor with fitted wardrobes and ensuite shower room. Enclosed well maintained garden to the rear with gated access leading to adjoining Garage with parking for two vehicles on driveway. Walking distance to local primary schools and amenities.

Entrance Hall

Stairs leading to first floor, wall mounted consumer unit, door leading to;

Living Room 14'3" x 12'1" (4.35m x 3.69m)

Bay window to front aspect, door leading to;



ACCOMMODATION

Kitchen/Diner 11'6" x 15'6" (3.51m x 4.74m)

Refitted kitchen offering a large range of wall and base units with inset 5 ring gas hob with extractor over. Double oven with grill, integrated fridge freezer, dishwasher and washing machine. Wall mounted gas boiler enclosed in cupboard. Window and double glazed doors leading to rear garden.

Downstairs WC

Low level WC, hand wash basin with tiled splash-backs and heated towel rail.

First Floor Landing

Airing cupboard housing pressurised water cylinder.

Bedroom 2 8'5" x 15'6" (2.59m x 4.74m)

Two windows to rear aspect and built in double wardrobes.

Bedroom 3 10'5" x 8'11" (3.18m x 2.72m)

Window to front aspect.

Entrance To Master

Door leading into master suite, stairs leading to the second floor and window to front aspect.

Second Floor

Master Bedroom 16'5" x 15'6" (5.02m x 4.74m)

Dormer window to front, and window to side aspect, wide selection of built in wardrobes and open staircase.

En-suite

Part tiled room offering double shower cubicle, pedestal sink and low level WC. Heated towel rail and velux window.

Outside

Enclosed rear garden mainly laid to lawn with generous patio area and timber shed. Gated access leads to garage and parking area to the side of the property.

Garage & Parking

Single garage adjoining property with up and over door, power and light. Parking to the front of the garage for two vehicles.







A black and silver toaster on the kitchen counter.

A white compost bin with the word "compost" written on it.

A bottle of green dish soap on the kitchen counter.

A stainless steel kitchen sink with a chrome faucet.

A silver metal dish rack on the kitchen counter.

A dark blue microwave oven on the kitchen counter.

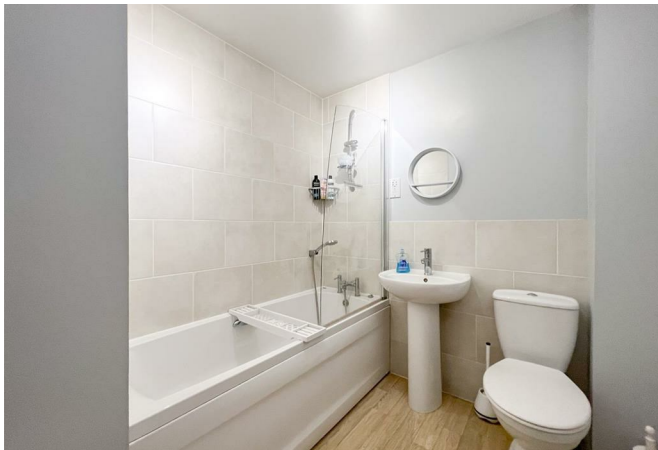
A round, minimalist wall clock with a white face and black hands.

A glass door leading to an outdoor area, featuring a wooden frame and a white roller blind.

A grey, oval-shaped pet bed on the floor near the glass door.

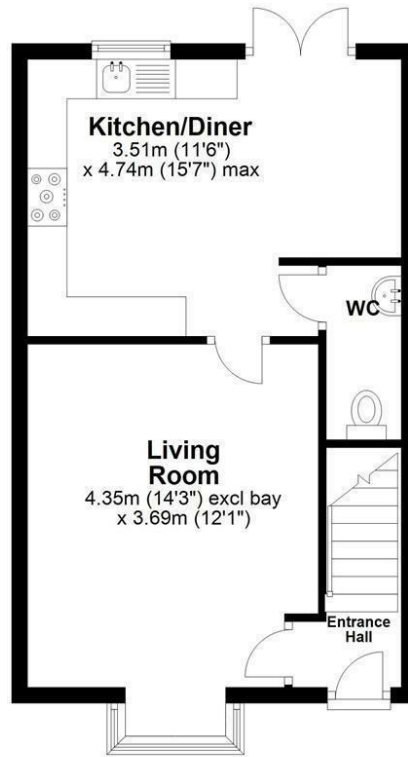
A light wood dining table with four blue upholstered chairs.

A flat-screen television mounted on the wall above the dining table.



Ground Floor

Approx. 39.6 sq. metres (426.8 sq. feet)



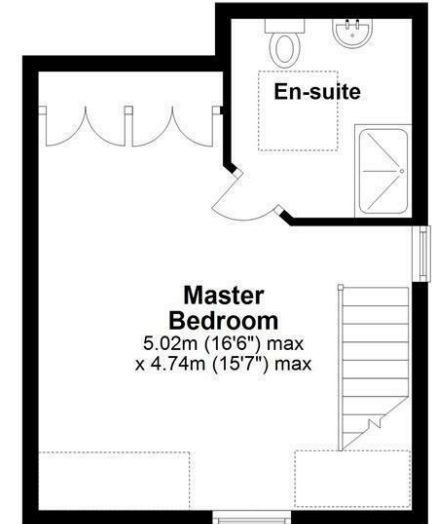
First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Second Floor

Approx. 27.9 sq. metres (300.4 sq. feet)



Total area: approx. 105.2 sq. metres (1132.3 sq. feet)

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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			
(92 plus) A			89
(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			
England & Wales		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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC