9 Yarrow Walk, Red Lodge, Bury St. Edmunds, IP28 8YL

Guide Price £250,000 Freehold

REDMAYNE ARNOLD & HARRIS

rah.co.uk

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A VERY WELL-MAINTAINED, THREE-BEDROOM SEMI-DETACHED HOUSE, BUILT IN 2009 AND OFFERING PARTICULARLY WELL-PLANNED ACCOMMODATION. AVAILABLE WITH NO ONWARD CHAIN.

- Semi-detached property built in 2009
- 3 bedrooms, 2.5 bathrooms
- Gas-fired heating to radiators
- Plot size - approx 0.06 acres
- Garage and allocated parking space
- 825 sqft / 76 sqm
- Large reception room & kitchen/dining room
- Combination boiler - 2 years old
- Double glazing throughout
- EPC - C / 74

9 Yarrow Walk is an attractive, modern semi-detached home, occupying a pleasant position within this established residential development in Red Lodge. Built in 2009, the property has been particularly well cared for and provides approximately 825 sqft of internal accommodation, excluding the garage.

The house is approached through an established front garden, with a smart red-brick façade, bay window and a covered entrance creating an attractive first impression. Internally, the accommodation is presented in very good order and has a light, neutral feel throughout.

The ground floor is arranged around a central entrance hall, with a useful cloakroom/WC and a staircase rising to the first floor. To the front is the kitchen/dining room, extending to approximately 15’6" in length and incorporates an attractive bay window. The kitchen is fitted with a comprehensive range of contemporary timber-effect cabinetry, contrasting work surfaces and integrated appliances, with ample room for a dining table.

To the rear is the particularly generous living room, which is a bright and comfortable reception room, with French doors opening directly onto the rear terrace and garden, creating an excellent connection between the house and its outside space.

On the first floor are three bedrooms. The principal bedroom is a well-proportioned double and benefits from its own ensuite shower room, while the second bedroom is also a well-proportioned double. The third bedroom provides flexibility as a child's bedroom, guest room or even a home office. A separate family bathroom completes the first-floor accommodation.

Outside, the rear garden is enclosed and enjoys a good degree of privacy. Immediately adjoining the house is a broad paved terrace, beyond which is an area of lawn bordered by established planting and mature shrubs. A side access gate from Hornbeam Avenue provides access to the rear garden.

The property also benefits from a separate garage, with an allocated parking space in front. This is the right-hand garage in the row of three, to the right of the property.

Location
Positioned on the edge of the delightful market town of Newmarket, Red Lodge benefits from an array of amenities and facilities on the doorstep including a village centre, primary school, sports pavilion, and allotments making the village a perfect place to set up home.

Surrounded by some of the most beautiful countryside in Suffolk, residents living here will enjoy a tranquil, rural setting as well as connections to important centres of work, education and recreation, including Cambridge and Bury St Edmunds. The A11, A14 and M11 are all easily accessible, whilst Kennett Station is just a short drive away with direct trains to London Liverpool Street in under an hour and Cambridge in just 30 minutes.

Tenure
Freehold

Agent's Note
The property is owned by a director of Redmayne Arnold & Harris.

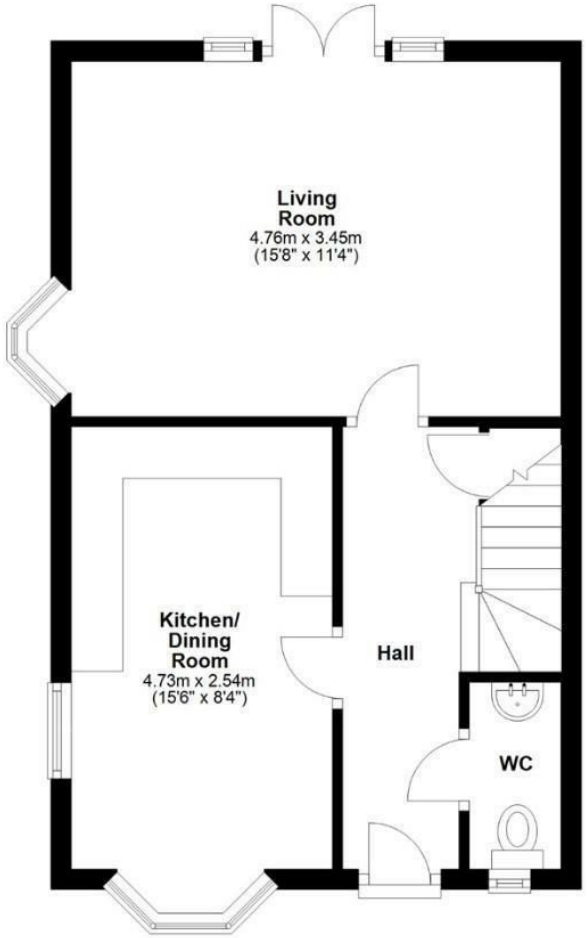
Services
Main services connected include: water, electricity, gas and mains drainage.

Statutory Authorities
West Suffolk District Council.
Council Tax Band - C

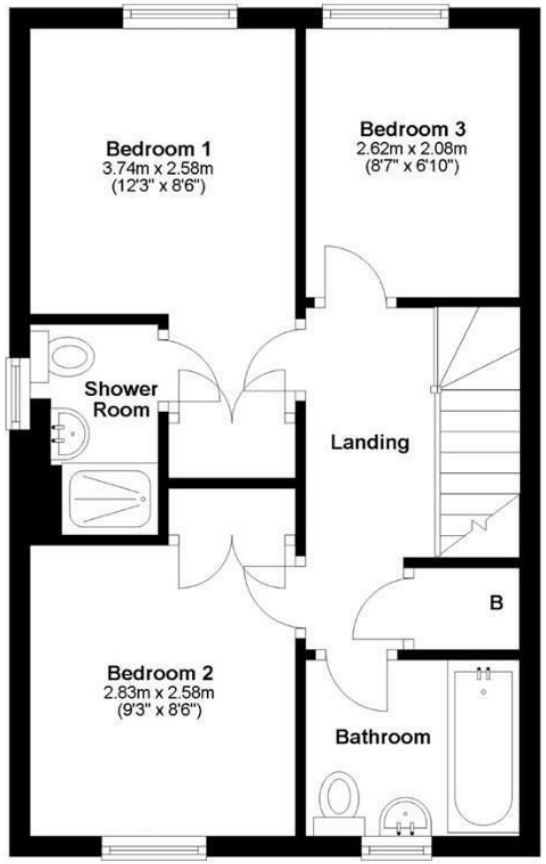
Fixtures and Fittings
Unless specifically mentioned in these particulars, all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor’s sole agents, Redmayne Arnold and Harris.

Ground Floor

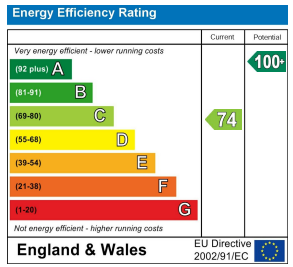
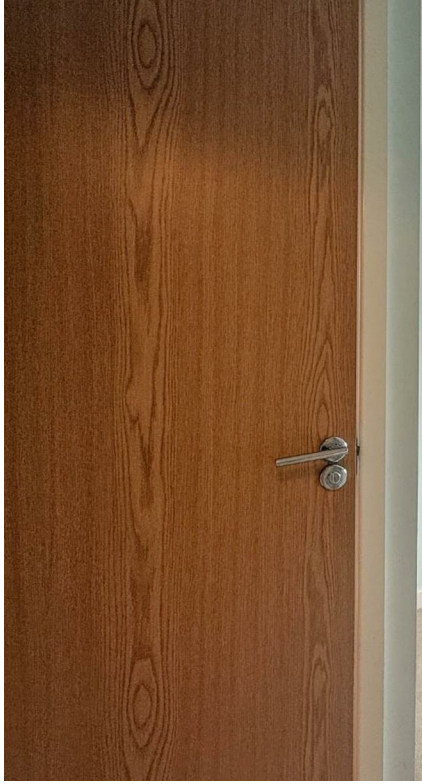


First Floor



Second Floor

Approx. gross internal floor area 76 sqm (825 sqft) excluding Garage



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.