MOLYNEUX
ESTATE AGENTS

Rosehip Avenue

Red Lodge, IP28

Guide price £260,000

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Description

This modern, detached house is located within Red Lodge village and enjoys excellent transport links to Newmarket, Cambridge and London as well as Thetford and Norwich in the other direction. The property would be ideal for, but is not limited to, first time buyers, investment to local USAF personnel or commuting professionals!

Upon entering the property you will find a welcoming, tiled entrance hall with ample space to remove coats and shoes, stairs leading to the first floor landing and a cloakroom W.C with wash hand basin.

There is a fully fitted kitchen offering a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated fridge freezer, integrated cooker with a four-ring gas hob and extractor hood fitted over plus a freestanding washing machine and dishwasher which will both be included in the sale. The kitchen is also home to a wall mounted Ideal boiler which serves a gas fired central heating system.

The downstairs accommodation is concluded by a generous sized lounge/ dining room at the rear of the property, with French doors overlooking the rear garden and a useful understairs storage cupboard.

Upstairs the property features three well-proportioned bedrooms, including an impressive master bedroom with freestanding wardrobe and en suite shower room, plus a third bedroom which lends itself to becoming an ideal space for a 'study' to work from home!

Finally, you will find a modern, well presented family bathroom which comprises W.C, wash hand basin and a bath with electric shower fitted over, and a useful over stairs storage cupboard on the first floor landing.

Outside, the house includes car port/ driveway off street parking for two cars. There is a side access gate leading into a fully enclosed rear garden which is predominantly laid to lawn, with a small patio area as well as a timber storage shed.

Red Lodge boasts an abundance of amenities such as Tesco Express and Nisa convenience store, Reynard Surgery GP, Day Lewis pharmacy, Red Lodge Dental Practice, a fish and chip shop and takeaway as well as the Red Lodge Pavilion which includes a large children's playground, multi-use games area, playing field and a car park. There are also two primary schools, The Pines and St. Christophers.

Measurements

Cloakroom W.C - 5'9" x 3'00"

Lounge/ Dining Room - 15'9" max x 13'9" max

Kitchen - 11'00" x 8'10"

Bedroom - 10'11" x 9'3"

En Suite - 9'3" max (4'8" min) x 4'5" max (2'5" min)

Bedroom - 9'6" x 8'3"

Bedroom/ Study - 7'3" x 6'7"

Family Bathroom - 6'4" max x 6'2" max

Anti-money Laundering & Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. Our compliance partner, Coadjute, will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the

Tel: 01638 474164

payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note
There is an annual management charge payable to Greenbelt Group Ltd. This has been paid up to date for the period 1st December 2025 to 30th November 2026 which was £319.87.

Council Tax Band - West Suffolk, B.

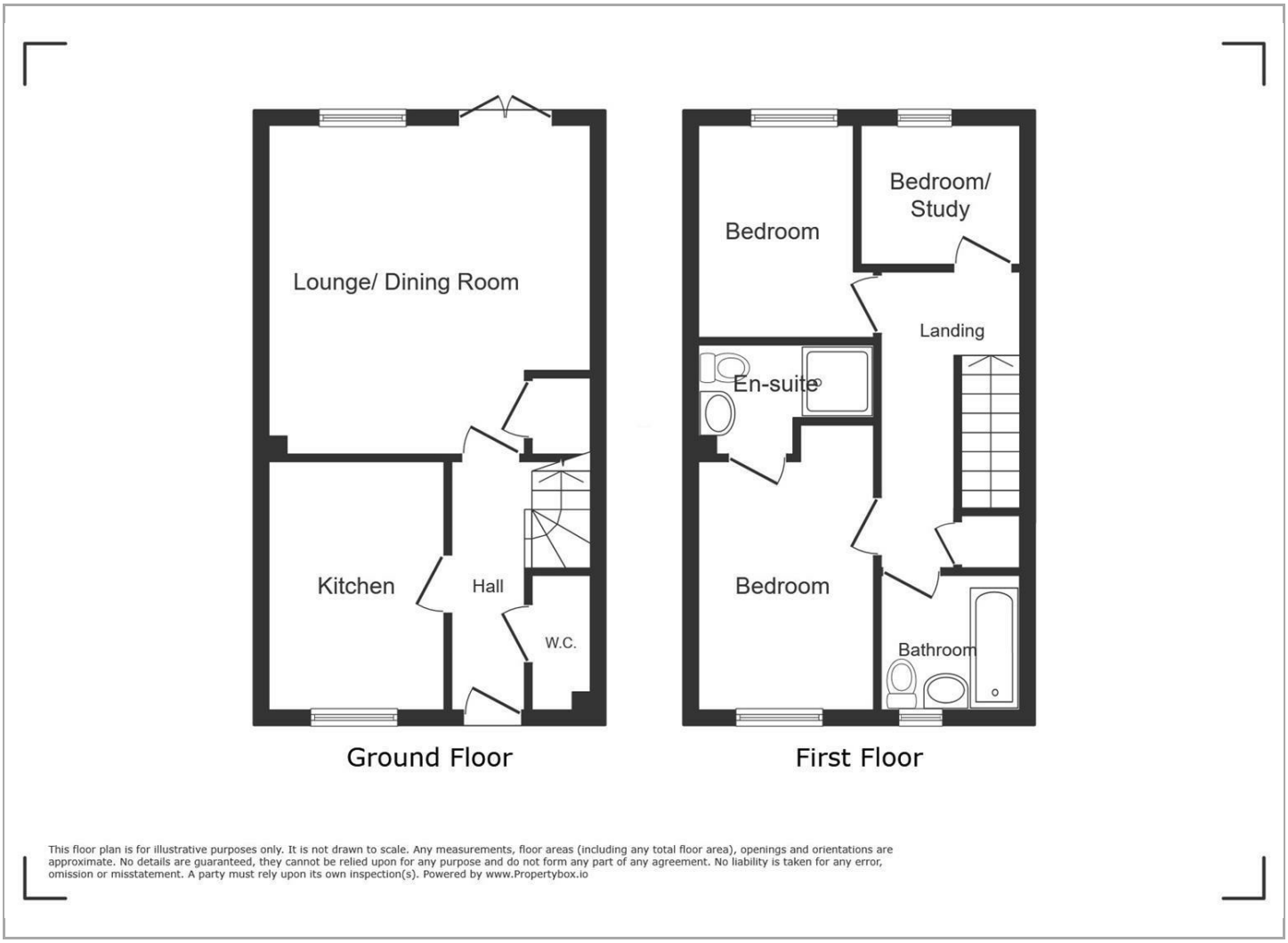
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

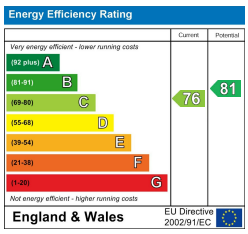
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

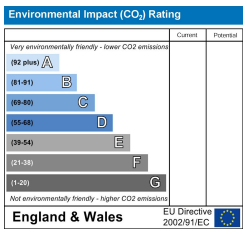
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.



Viewing

Please contact our Mildenhall Office on 01638 474164 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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