MOLYNEUX
ESTATE AGENTS

# Acorn Way

Red Lodge, IP28

Guide price £270,000

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# Acorn Way

Red Lodge, Bury St. Edmunds, IP28

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### Description

Guide Price £270,000 - £280,000! This end terraced three-storey town house is situated in an established, modern residential development within the sought-after village of Red Lodge and enjoys excellent transport links via the nearby dual carriageway, providing convenient access to Newmarket, Cambridge and London as well as Thetford and Norwich in the other direction.

Downstairs you will find a welcoming 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. The kitchen/ dining room concludes the downstairs accommodation, and overlooks the rear garden, offering a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, freestanding cooker with a five-ring gas hob and extractor hood fitted over, plus ample space for a fridge freezer, washing machine and dishwasher.

The first floor comprises a generous sized lounge and a third double bedroom, both of which benefit from recently replaced, low maintenance hard flooring.

Stairs lead to the second floor which comprises two further, well-proportioned bedrooms with built in wardrobes. The impressive, primary bedroom also features an en-suite shower room with an extended shower cubicle, W.C and wash hand basin, plus a sky light window allowing natural light inside.

The family bathroom concludes the internal accommodation of this versatile property and includes a W.C, wash hand basin and bath with shower attachment over.

Outside, the house benefits from a garage, with power and light, plus off street parking immediately in front. There is a well maintained rear garden with side gate access, a modern patio for seating/ entertaining and an artifical lawn which has been laid for ease of maintenance.

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, both within walking distance.

### Measurements

Cloakroom W.C - 6'4" x 3'00"

Kitchen/ Dining Room - 14'10" max x 9'5" max

Lounge - 15'8" max x 14'11" max

Bedroom - 14'11", including depth of built in wardrobe x 10'2" max

Bedroom - 10'00" x 8'11"

Bedroom (Second Floor) - 13'2, plus depth of built in wardrobe x 9'1"

### 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 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.

Tel: 01638 474164

Agents Note
Council Tax Band - West Suffolk, D.

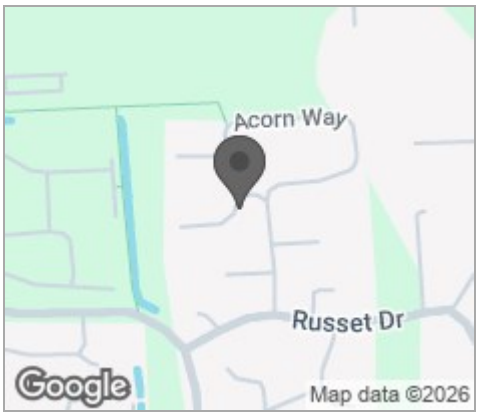
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

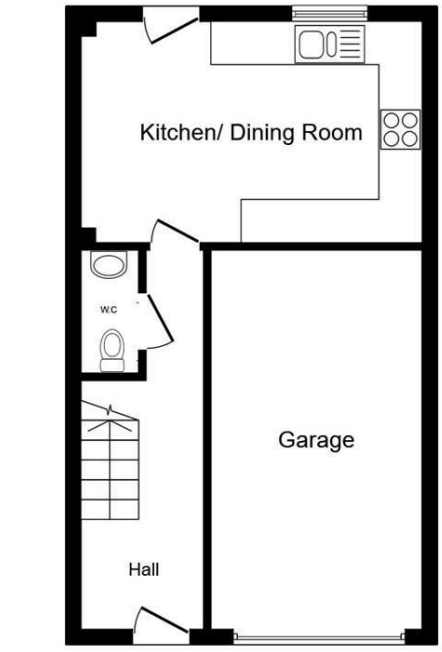
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

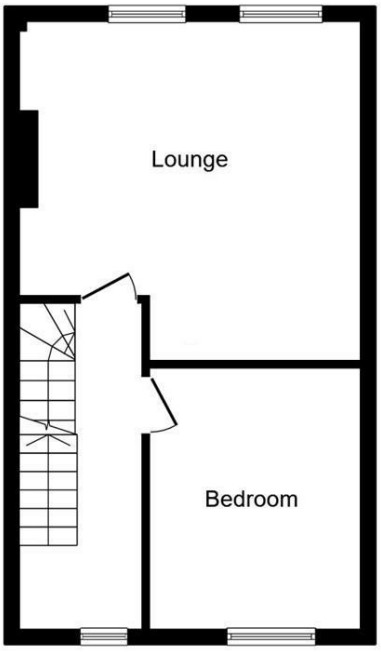
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

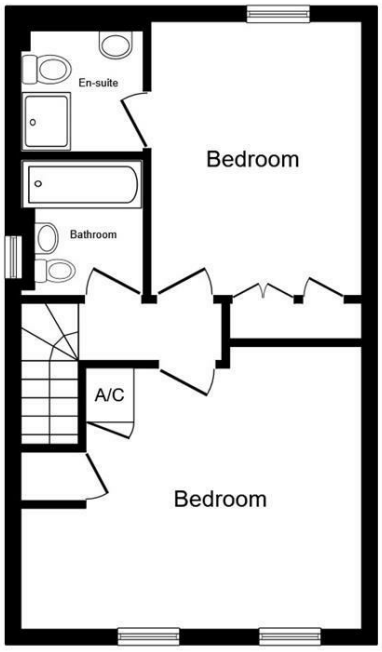





Ground Floor




First Floor

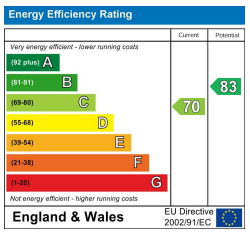


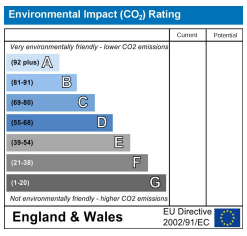

Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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