MOLYNEUX
ESTATE AGENTS

Hundred Acre Way

Red Lodge, IP28

Guide price £260,000

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Description

GUIDE PRICE £260,000 - £270,000!

New to the market is this spacious and modern three-storey family home, offering three well-proportioned bedrooms and a stunning open plan kitchen/ diner, as well as detached garage with driveway.

Upon entering you are welcomed by a convenient entrance hallway which opens directly into the modern and commodious open plan kitchen/ diner. The fully fitted kitchen boasts a range of contemporary wall and base level units, integrated cooker and grill, gas hob with extractor, integrated dishwasher, stainless steel 1.5 sink and drainer, plus space for washing machine and undercounter fridge and freezer. The dining area offers ample space for a table and chairs, as well as sofa seating area, and is further enhanced by the rear french door, with full length side windows, that allows natural light to flood throughout. A downstairs WC, with hand basin, is also accessed via the entrance hallway and includes a tidy wall mounted cupboard which houses the gas fired boiler that services the central heating system.

On the first floor, you are greeted by a generous lounge with two french windows that open onto charming juliet balconies. Across the hall is the second bedroom, complete with built-in double wardrobe. Upstairs, the house boasts another two well-proportioned bedrooms, the first of which is complemented by an en suite shower room with WC and hand basin, as well as two built-in double wardrobes, offering excellent storage opportunity. Completing the second floor living accommodation is the attractively tiled family bathroom with bath, WC and hand basin.

In addition to the main living accommodation, the property includes a detached garage with driveway, providing plentiful parking for two cars. The fully enclosed rear garden is predominantly laid to lawn, with a well-maintained patio leading to a rear access gate. The established garden features a thoughtfully extended patio seating area and decked area with small pond, as well as small timber shed. The accessible location enjoyed by the house is further enhanced by a small copse on to which the property faces.

Whether you are a first-time buyer or seeking an established family home, this property is sure to impress. CALL NOW TO VIEW.

Measurements

Entrance Hallway - 7'0" x 4'4"

Kitchen/ Dining Room - 22'8" x 15'6" (max)

Lounge - 15'5" x 12'10" (max)

WC - 5'8" x 4'4"

Bedroom 1 - 13'8" x 10'11" (max)

En Suite - 8'2" x 4'2" (max)

Bedroom 2 - 10'9" x 10'9" (max)

Bedroom 3 - 10'4" x 8'6"

Family Bathroom - 6'9" x 6'4"

Anti-Money Laundering and 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.

Agents Note
Council Tax Band - West Suffolk, D.

There is a maintenance charge of approximately £380.00 per annum, which is payable to Gateway Management

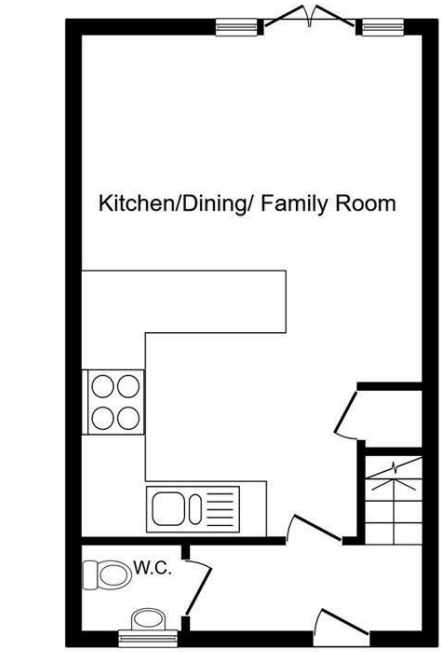
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

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.

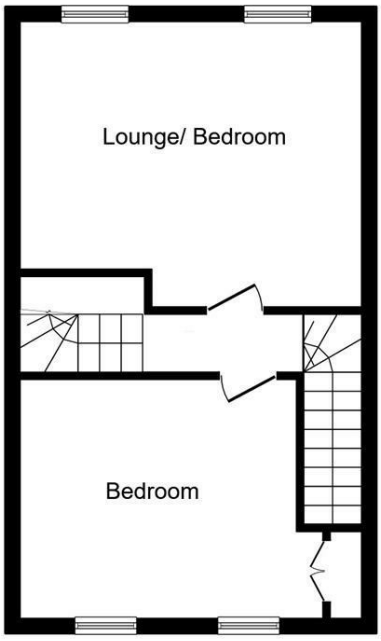
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

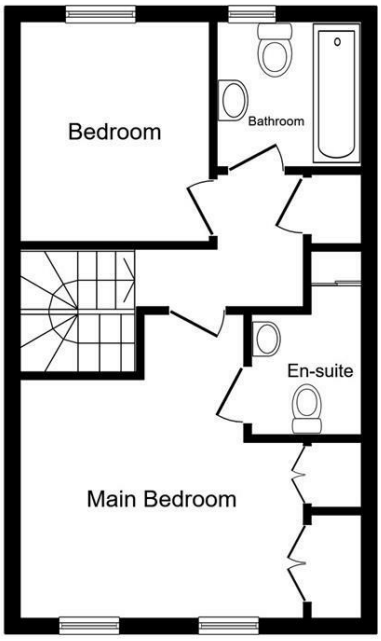
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.



Ground Floor



First Floor

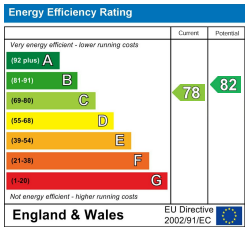


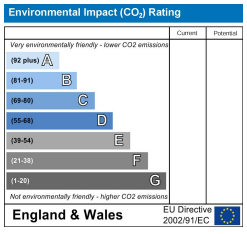
Second Floor

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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