MOLYNEUX
ESTATE AGENTS

Myrtle Lane

Red Lodge, IP28

Price £275,000

3 2 1 B

Myrtle Lane

Red Lodge, IP28

Price £275,000

Description

This contemporary, three bedroom semi-detached home is located within a sought-after and modern residential development in the growing village of Red Lodge and offers excellent transport links to Newmarket, Cambridge and London as well as Thetford and Norwich in the other direction. The property is well presented throughout and includes an enclosed rear garden as well as driveway off street parking.

Upon entering the property you will find a welcoming central hallway, with stairs leading to the first floor landing, and a cloakroom W.C with wash hand basin.

The property boasts a modern kitchen/ dining room with an attractive bay window to the front and offers a range of wall and base level units, stainless steel sink and draining board, integrated appliances to include a fridge freezer, cooker and gas hob with an extractor hood fitted over, plus space for further appliances.

The downstairs accommodation is concluded by a generous sized lounge with a fitted media wall frame and French doors overlooking the rear garden.

Upstairs, the property offers three well-proportioned bedrooms and features an impressive primary bedroom with built in wardrobes and a modern en-suite shower room. The shower room comprises W.C, wash hand basin, chrome towel radiator and shower cubicle, whilst a separate, and spacious, family bathroom comprises W.C, wash hand basin, chrome towel radiator and a bath with shower attachment over.

This property is served by a gas fired central heating system, the wall mounted boiler is located in a useful cupboard above the stairs.

Outside, the property enjoys driveway off street parking in the form of a block paved driveway beside the house. The enclosed, rear garden concludes this fantastic home and comprises a useful storage shed, patio for seating and entertaining, and an artificial lawn which has been laid for ease of maintenance.

Red Lodge is a growing village, set within the Suffolk countryside, offering 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 - 5'10" x 2'10"

Kitchen/ Dining Room - 13'11" max x 8'00" max

Lounge - 15'1" x 14'11"

Bedroom - 15'3" max x 8'1" max

En Suite - 7'00" max x 4'5" max

Bedroom - 11'9" max x 8'1" max

Bedroom - 11'8" x 6'7"

Family Bathroom - 6'7" x 6'4"

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

Tel: 01638 474164

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
This property is currently under Shared Ownership with Flagship Homes. There are no staircasing restrictions and Flagship have confirmed that the property can be sold at 100% ownership with a Freehold title. Additional legal fees may apply.

Third Party management fees: £8.62 per month
Admin fee: £5.91 per month

This property is sold as seen. Flagship Homes are not responsible for repairs or maintenance. Buyers must complete their own inspections prior to exchange.

Council Tax Band - West Suffolk, C.

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.

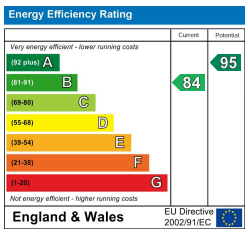
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

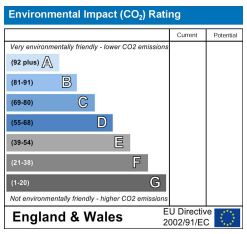
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

16 HIGH STREET, MILDENHALL, IP28 7EQ
TEL: 01638 474164 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**