MOLYNEUX
ESTATE AGENTS

# Fern Way

Bury St. Edmunds, IP28

£350,000

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## £350,000

## Description

Offered to the market with NO ONWARD CHAIN is this delightful detached family home in the ever popular village of Red Lodge, boasting four bedrooms, two reception rooms and a kitchen with separate utility room, as well as detached garage and driveway.

Upon entering, you are welcomed by a bright and spacious entrance hallway with hard flooring, which provides access to the ground-floor accommodation. The hallway opens into a generous lounge, also with hard flooring, featuring a window to the front and French doors leading out to the rear.

Across the hall is the fully fitted kitchen, complete with archway leading through to the dining room and another to the utility room situated adjacent. The kitchen is fitted with a range of contemporary wall and base-level units, including attractively tiled splashback, together with an integrated cooker, gas hob with extractor, fridge/freezer and dishwasher. A stainless steel 1.5-bowl sink and drainer is positioned in front of a rear-facing window, providing views into the garden.

The dining room, which also benefits from well-maintained hard flooring, offers a versatile space for both entertaining guests and enjoying everyday family meals. Alternatively, the room could be adapted to suit a variety of needs, such as a playroom, snug or home office. The utility room, tiled to complement the finish of the adjoining kitchen, provides an additional stainless steel sink and features space for both a washing machine and dryer, as well as a door giving direct access to the rear garden. Completing the ground floor is a charming downstairs WC with hand basin, also accessed from the hallway.

To the first floor are four well-proportioned bedrooms and a family bathroom. The master bedroom benefits from its own en suite shower room, complete with WC and hand wash basin. The family bathroom features a bath, tiled to full height, with shower attachment, together with a WC and hand wash basin for added convenience. Concluding the upstairs accommodation is a useful airing cupboard, which houses the newly installed water tank, installed in July 2026.

In addition to the main living accommodation, the property includes a detached garage with driveway, providing plentiful parking for two cars. The rear garden is predominantly laid to lawn, with a tidy patio area, and is fully enclosed by a brick wall on the left and fencing to the right. There is a side access gate to the front of the property. The house is is a short distance from Reynard Doctor Surgery (<0.1 miles) and Tesco Express (approx 0.4 miles), as well as the Red Lodge Pavilion (approx 1.1 miles) which includes a large playground, multi-use games area, playing field and car park. Red Lodge also benefits from excellent transport links to Newmarket, Cambridge and London as well as Bury St Edmunds and Norwich via the nearby dual carriageway.

## Measurements

Kitchen - 11'7" x 9'4"

Living Room - 19'9" x 11'2"

Dining Room - 10'2" x 9'1"

Utility - 6'10" x 5'3"

WC - 5'1" x 2'10"

Bedroom 1 - 11'10" x 11'5"

En Suite - 6'11" x 5'3" plus door recess

Bedroom 2 - 11'2" x 9'8" max

Bedroom 3 - 9'11" x 8'1"

Bedroom 4 - 10'1" x 7'9" max

Bathroom - 8'9" x 6'6"

Tel: 01638 474164

Identification and Anti-Money Laundering
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
There is an annual management charge of approximately £323.87, payable to Greenbelt.

Council Tax Band - West Suffolk, D.

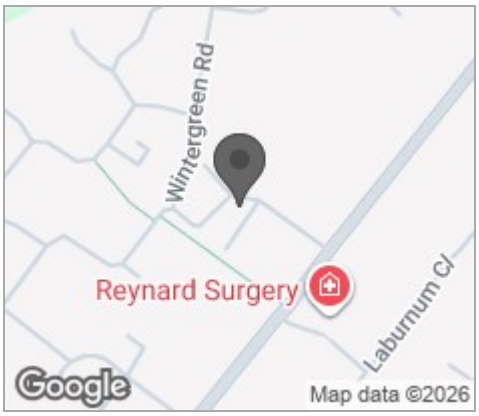
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

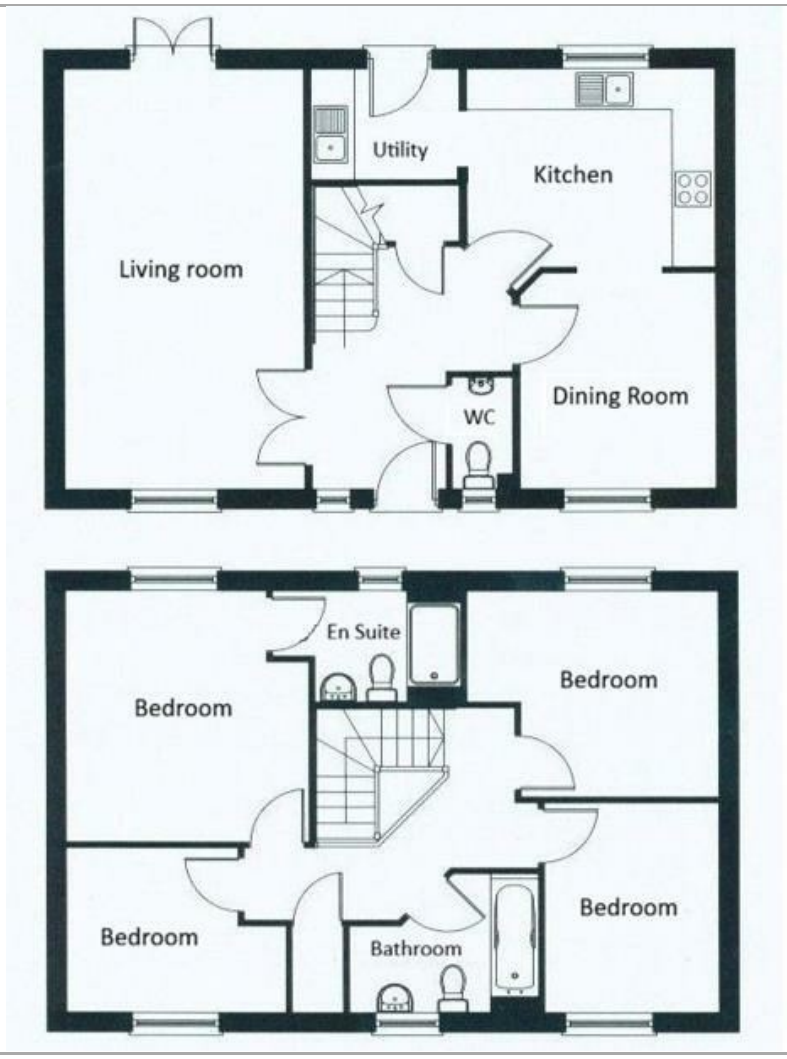
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

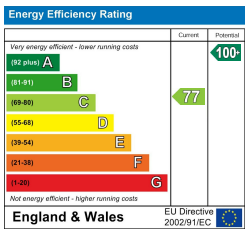
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

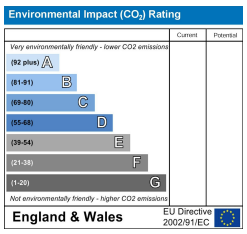





## Viewing

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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