



Honeysuckle Close, Red Lodge IP28 8TH

Guide Price £295,000

MA

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Honeysuckle Close, Red Lodge IP28 8TH

A superbly presented semi detached bungalow that has been thoughtfully extended and fully renovated to a high standard in the popular village of Red Lodge.

Red Lodge is a growing village in Suffolk, England, nestled between Mildenhall and Newmarket. It offers modern amenities like a school, shops, sports facilities, and a community centre. Surrounded by countryside, it's ideal for outdoor activities. Red Lodge Heath, a nearby SSSI, hosts rare wildlife and adds ecological charm. It's also just 20 minutes from Cambridge.

This 2/3 bed bungalow offers an open plan kitchen, dining, living room with two bedrooms and a bathroom. A third bedroom would also work as a home office/study.

Outside, there's an enclosed rear garden with a pergola and patio, To the front is a gravelled driveway for several cars that leads to a single garage.

This bungalow really must be seen to be fully appreciated.

Entrance Hall

Wood effect ceramic tile flooring. Doors to two bedrooms and bathroom. Opening to kitchen/dining/living room.

Kitchen/Dining/Living Room

Stunning kitchen/dining/living room with French doors and window to rear aspect. Dual light well ceiling windows. Contemporary range of matching eye and base level storage with wooden worktop over. Ceramic sink and drainer with mixer tap over. Integrated eye level oven and microwave. Inset induction hob with extractor over. Integrated fridge/freezer. Integrated washing machine and dishwasher. Attractive tiled splashbacks. Wood effect ceramic tile flooring to kitchen/dining area. Radiators. Door to bedroom 3. Opening to entrance hall.

Bedroom 1 12'2" x 7'10" (3.72m x 2.40m)

Spacious double bedroom with built-in, sliding doors, wardrobes. Window to front aspect. Radiator. Door to entrance hall.

Bedroom 2 7'11" x 7'9" (2.43m x 2.38m)

Generous double bedroom with built-in storage. Window to front aspect. Radiator. Door to entrance hall.

Nursery / Study 8'8" x 5'9" (2.66m x 1.77m)

Well proportioned room with built-in storage. Central light well ceiling window. Radiator. Door to living/dining/living room.

Bathroom

Contemporary bathroom with white suite comprising low level W.C., wall mounted hand basin with mixer tap over and built-in storage cabinet under and 'P' shaped bath with mixer tap and wall mounted shower over. Attractively tiled. Tiled flooring. Obscured window. Radiator. Door to entrance hall.

Outside - Front

Expansive gravel driveway, providing ample off road parking. Access to garage. Access gate to rear garden.

Garage 15'8" x 9'8" (4.80m x 2.97m)

Electric roller door. With power and light. Combi boiler.

Outside - Rear

Patio area with French doors leading to kitchen/dining/living room with attractive pergola seating area. Lawned area with gravel and stepping stone pathway leading to access gate to the front. Electrical sockets.

PROPERTY INFORMATION

EPC - D

Tenure - Freehold

Council Tax Band - B (West Suffolk)

Property Type - Semi-Detached Bungalow

Property Construction - Standard

Number & Types of Room - Please refer to the floorplan

Square Meters - 66 SQM

Parking - Driveway & Garage

Electric Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating sources - Oil

Broadband Connected - tbc

Broadband Type - Ultrafast available,

1800Mbps download, 220Mbps upload

Mobile Signal/Coverage - Ofcom advise likely on all networks

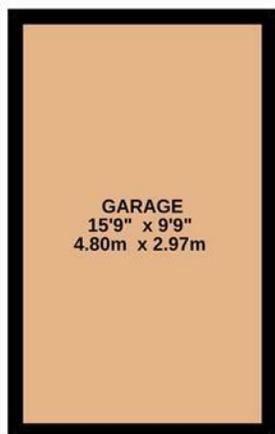
Rights of Way, Easements, Covenants - None that the vendor is aware of

Location

Red Lodge is a popular and well-served village located in Suffolk, England. The village offers a range of amenities, including local shops, cafes, and a community centre. Red Lodge Primary School provides education for younger children, while secondary students typically attend nearby schools in the surrounding towns. The village is well-connected with access to transport links, making it convenient for commuters, and is surrounded by scenic countryside, offering opportunities for outdoor activities. Additionally, Red Lodge features parks and recreational spaces, enhancing its appeal for families.

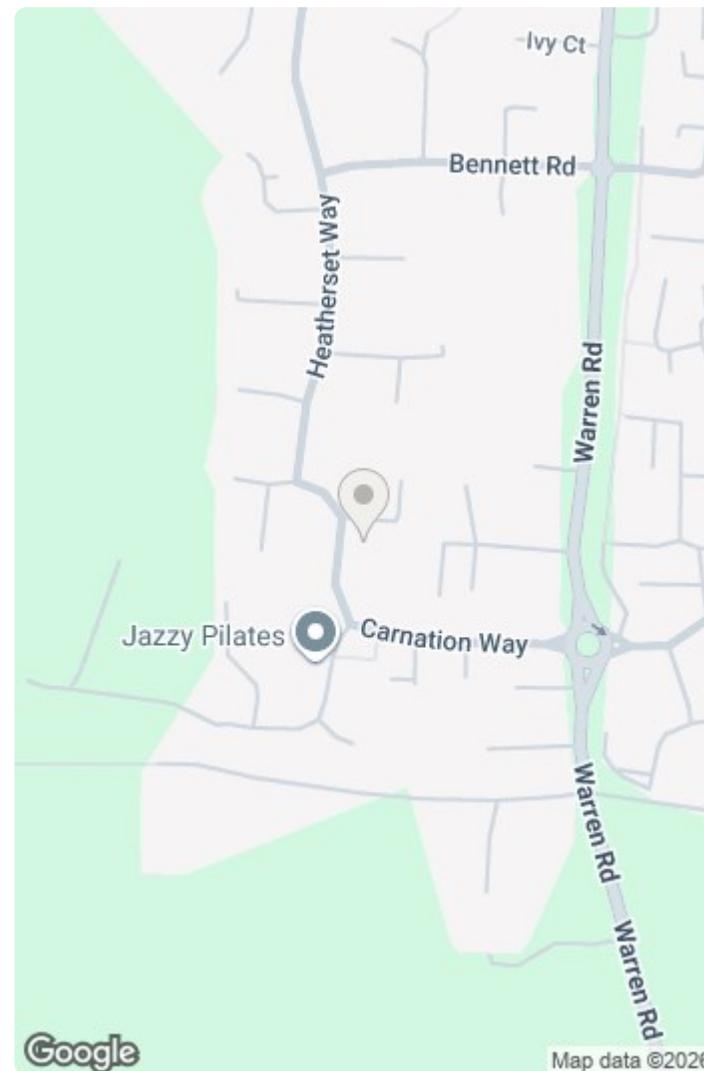


GROUND FLOOR
829 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | Current | Potential | Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| A (92-101) | | | A (92-101) | | |
| B (81-91) | | | B (81-91) | | |
| C (69-80) | | | C (69-80) | | |
| D (55-68) | | | D (55-68) | | |
| E (39-54) | | | E (39-54) | | |
| F (21-38) | | | F (21-38) | | |
| G (1-20) | | | G (1-20) | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

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