Larchwood Road
Bury St. Edmunds, IP28 8ZT
55% Shared Equity £154,000

Morris Armitage
01638 560221
www.morrisarmitage.co.uk

Larchwood Road, Bury St. Edmunds, IP28 8ZT

A delightful semi-detached family home offered as a 55% equity share with open plan living areas that's well presented and needs to be seen to be fully appreciated.

Located in the popular village of Red Lodge that offers several shops and a well regarded school and provides quick access to the A11 and A14 for access to Cambridge.

With a living room, kitchen/diner, cloakroom, three bedrooms with en-suite to the master and a family bathroom.

Externally benefitting from an enclosed rear garden and two allocated car parking spaces.

About Red Lodge:

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.

Hallway

With staircase rising to the first floor, radiator, laid wooden style flooring and door through to the:

Living Room

Good sized living room with TV connection point, window to the front aspect and French doors out to the rear garden.

Kitchen/Diner

Fitted with a range of matching eye and base level storage units and working surfaces over, tiled splashback areas, inset stainless steel sink and drainer with mixer tap, integrated BOSCH oven and gas burner hob with extractor hood above. Space and pluming for a fridge/freezer, dishwasher and washing machine. Laid wooden flooring, window to the front aspect and French doors out to the rear garden.

WC

Low level WC and hand basin.

First Floor Landing

With access to the airing cupboard, bedrooms and bathroom.

Bedroom 1

Double bedroom with storage cupboard's, radiator and window to the front aspect.

Ensuite

Ensuite comprising a concealed WC, hand basin, walk-in shower cubicle, part tiled walls, radiator and obscured window to the rear aspect.

Bedroom 2

Double bedroom with radiator and window to the rear aspect.

Bedroom 3

With radiator and window to the rear aspect.

Bathroom

Three piece bathroom suite comprising a low level WC, hand basin, panelled bath with wall mounted shower, radiator and obscured window to the front aspect.

Outside - Front

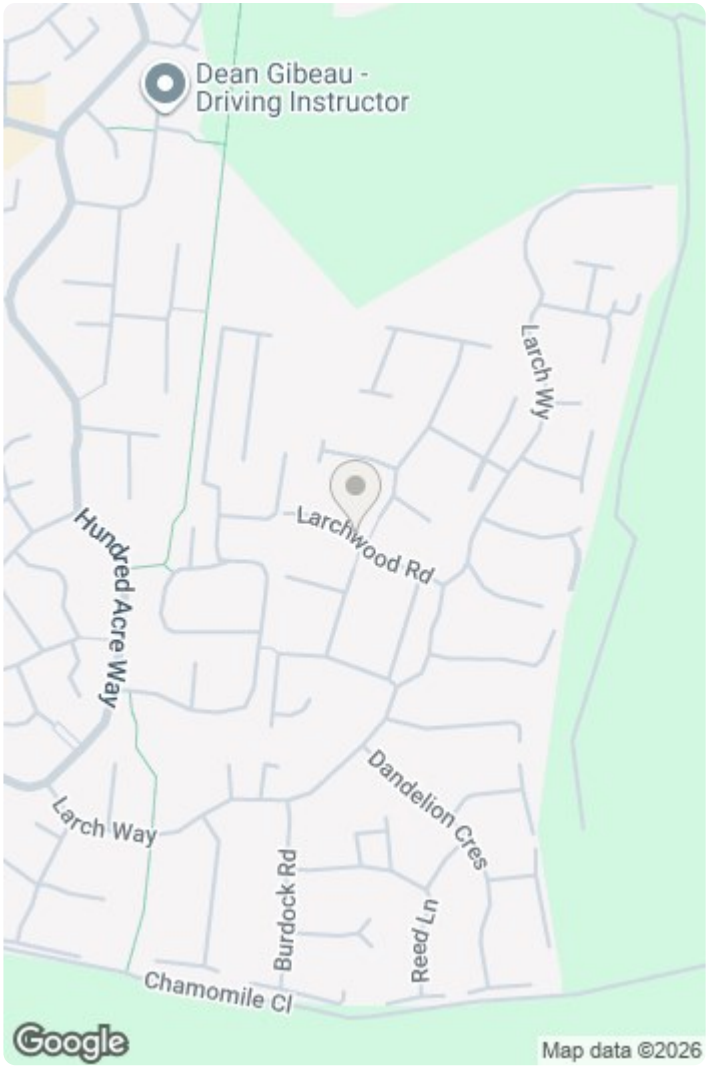
Enclosed rear garden with laid to lawn area, paved patio seating area, two timber built garden sheds and side pedestrian gate.

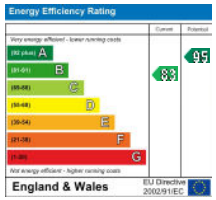
Outside - Rear

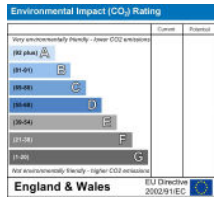
Laid to lawn frontage with pathway leading up to the front entrance.

Property Information:

Maintenance fee - £452.71 per month
EPC - B
Tenure -Leasehold
Council Tax Band - C (West Suffolk)
Property Type - Semi-Detached
Property Construction – Standard
Number & Types of Room – Please refer to the floorplan
Square Meters - 83 SQM
Parking – Allocated Parking
Electric Supply - Mains
Water Supply – Mains
Sewerage - Mains
Heating sources - Gas
Broadband Connected - TBC
Broadband Type – Ultrafast available, 1800Mbps download, 220Mbps upload
Mobile Signal/Coverage – Ofcom suggest limited/none
Rights of Way, Easements, Covenants – None that the vendor is aware of







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