



Flaxen House, Turnpike Road Red Lodge, IP28 8JZ

A superb, 6-bedroom detached, new build property which provides light and spacious accommodation over 3 floors. Ideally located in the popular village of Red Lodge, positioned just off the A11 with great transport links to both Newmarket and Bury St Edmunds.

Guide Price £450,000

- Modern and spacious accommodation
- Principal bedroom with ensuite and dressing room
- Private rear garden and conservatory
- Driveway parking for numerous vehicles
- Good transport links and access to A11
- EPC: C



ACCOMODATION

Flaxen House is a bright and spacious accommodation spread out over 3 floors, located in the popular village of Red Lodge. Positioned just off the A11 with great transport links to both Newmarket and Bury St Edmunds.

ENTRANCE HALL UPVC part glazed front door, stairs rising to first floor with under stairs storage cupboard, doors into living room and kitchen/breakfast room, tiled flooring.

CLOAKROOM White suite comprising low level wc, wash hand basin with mixer tap and vanity unit below, tiled floor, spotlights, extractor fan.

LIVING ROOM Double glazed window to front, inset modern pebble and flame-effect electric fire, (an open fireplace or wood burning stove etc could be installed as there is a proper chimney), spotlights.

KITCHEN/DING ROOM Double glazed window to rear, door into utility and double glazed patio doors at the rear leading into the conservatory. Range of wall and base mounted units and drawers including wine rack and pull-out' larder with granite work surfaces over. Inset one and a half bowl sink with mixer tap, ceramic hob with stainless steel splashguard and stainless-steel cooker canopy over. Built-in electric oven/grill, integrated fridge/freezer and dishwasher, tiled floor,.

UTILITY ROOM Double glazed window to rear and part double glazed UPVC stable door to side. Wall and base mounted units and drawers with granite work surfaces over, inset single drainer stainless steel sink unit with mixer tap, integrated washing machine and tumble dryer, wall mounted Vaillant gas boiler, tiled floor. Door into Family room/study.

FAMILY ROOM/STUDY Double glazed window to front, tiled flooring.

CONSERVATORY Brick and UPVC double glazed construction with double doors to the side leading to the patio, tiled flooring.

LANDING Doors into bedrooms and bathroom, under stairs cupboard, spotlights, stairs rising to second floor.

BEDROOM ONE Double glazed window to front aspect, double wardrobe, door into en-suite

ENSUITE Frosted double glazed window to front aspect, white suite comprising tiled corner shower enclosure, low level wc, pedestal wash basin with mixer tap, tiled floor, spotlights, extractor fan.

BEDROOM THREE Double glazed window to rear aspect.

BEDROOM FOUR Double glazed window to rear aspect.

BEDROOM FIVE Double glazed window to front aspect.

BATHROOM Frosted double glazed window to rear, white suite comprising panelled bath, tiled corner shower enclosure, low level wc, pedestal wash basin with mixer tap, fully tiled walls, tiled floor, spotlights.

SECOND FLOOR LANDING Velux window to side aspect. Storage cupboards.

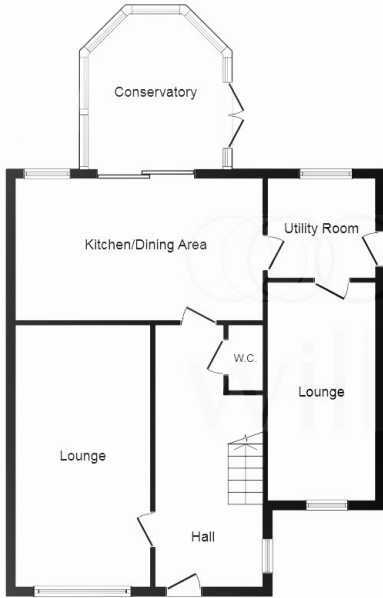
BEDROOM TWO Double glazed window to front and side aspect, vaulted ceiling with velux roof light window and spotlights.

DRESSING ROOM/BEDROOM 6 Velux window to rear aspect, spotlights.

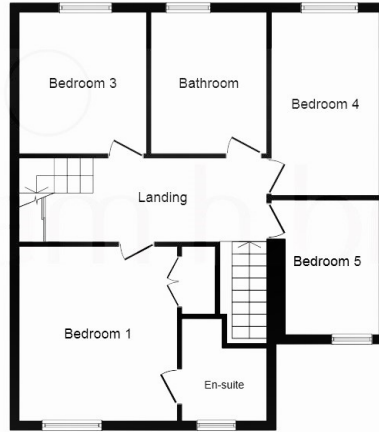
BATHROOM Velux window, white suite comprising low level WC, pedestal wash hand basin, double shower cubicle, panelled bath, tiled floor, spotlights.

OUTSIDE To the front there is a blocked paved driveway proving a good amount of off road parking. The landscaped rear garden is fully enclosed with gated side access and has a patio area at the front with remainder laid to lawn with established trees

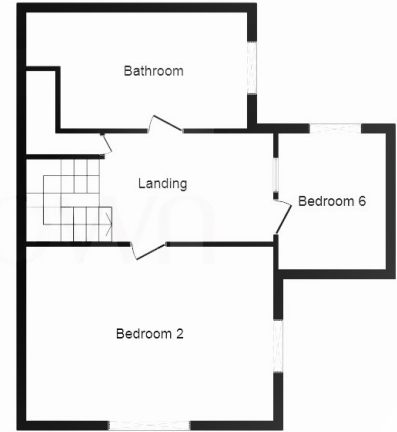
LOCATION Red lodge is positioned just off the A11, 5 miles from Newmarket and 13 miles from Bury St Edmunds. There is excellent access into Cambridge via the A14 which interconnects to the M11 motorway to London and the A11 to the east. The property also benefits from a NHBC certificate and relevant warranty.



Ground Floor



First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

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