



12 Hundred Acre Way
Red Lodge

**DAVID
BURR**



12 Hundred Acre Way, Red Lodge, Suffolk, IP28 8NQ

Red Lodge is a growing community administered by West Suffolk Council. It has new homes from a variety of building companies centred on the Kings Warren development at the northern end of the village. Currently, community facilities include an Ecumenical church, village hall and venue (known as the Millennium Centre), a sports pavilion with tennis courts, a five-a-side football pitch and allotments. There are two primary schools both recently rated by OFSTED as good and the village centre has a convenience store, fish and chip shop and pharmacy.

A spacious and well-presented three-bedroom house boasting around 1,000 sq.ft of accommodation and enjoying a favourable position in the popular village of Red Lodge. The property enjoys well-proportioned accommodation comprising entrance hall, sitting room, kitchen/dining room, utility/cloakroom, three double sized bedrooms and two bathrooms. Externally offering an enclosed front garden, well-presented rear garden and allocated parking to the rear of the property for two vehicles.

A well-presented and favourably positioned three bedroom house set within this popular Suffolk village.

Ground Floor

ENTRANCE HALL Two storage cupboards and stairs rising to the first floor.

SITTING ROOM Window to front aspect and French doors leading to the rear garden terrace.

KITCHEN / DINING ROOM A stylishly fitted kitchen with fitted units and drawers with worktops over and an inset double sink and drainer. Integrated appliances include an oven, hob and dishwasher. Window to front aspect and French doors leading to the rear garden terrace.

UTILITY ROOM / CLOAKROOM Fitted units, worktops over and an inset sink and drainer. Space and plumbing for appliances, WC and wash hand basin. Two windows to front aspect.

First Floor

LANDING Window to rear aspect, an airing cupboard and loft access with a drop-down ladder.

MASTER BEDROOM Window to front aspect, fitted wardrobes and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, heated towel rail, WC and window to rear aspect.

BEDROOM 2 Two windows to front aspect.

BEDROOM 3 Window to rear aspect.

BATHROOM Extensively tiled with a wash hand basin, WC, heated towel rail, bath and window to front aspect.

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Outside

The front aspect is mainly lawned with a paved pathway leading to the front door and enclosed via a picket fence. The rear garden is also predominately lawned with a paved terrace, timber pergola and shed. There is parking for two vehicles situated behind the property.

SERVICES Gas fired central heating. Mains water, gas, drainage and electricity. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND C.

TENURE Freehold.

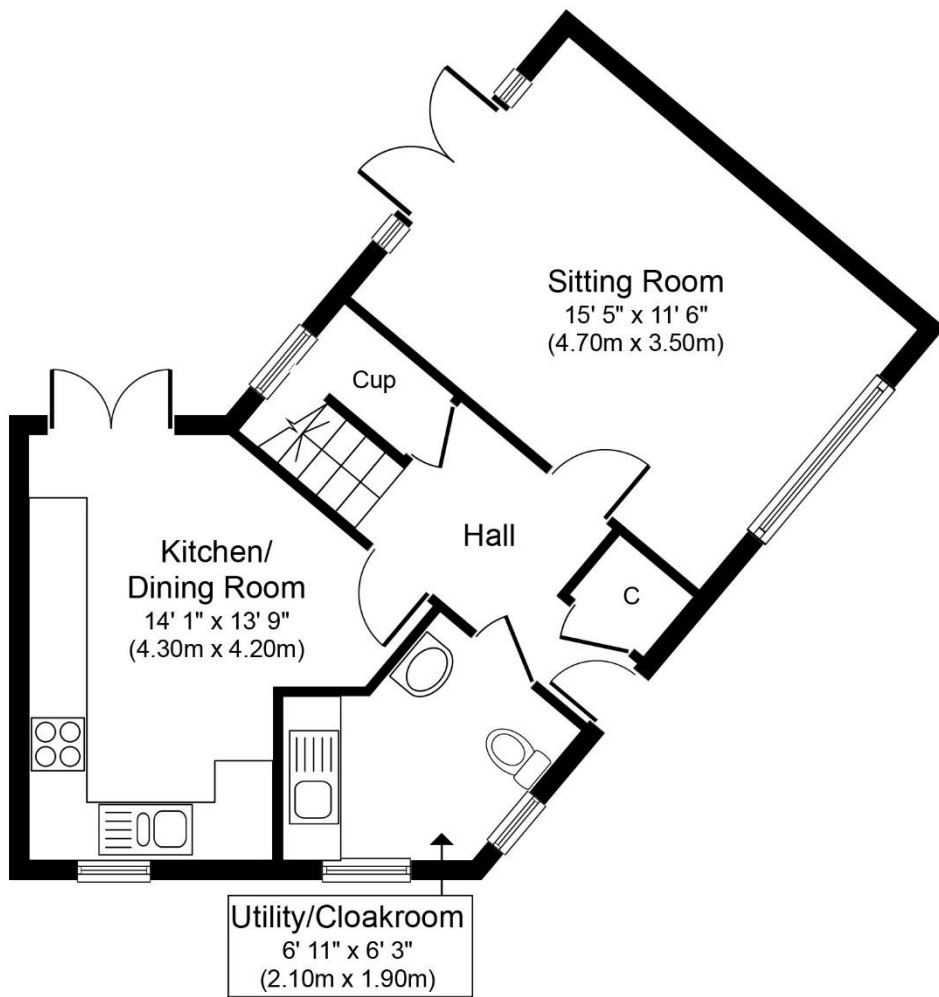
EPC B.

WHAT3WORDS flotation.crouching.visa

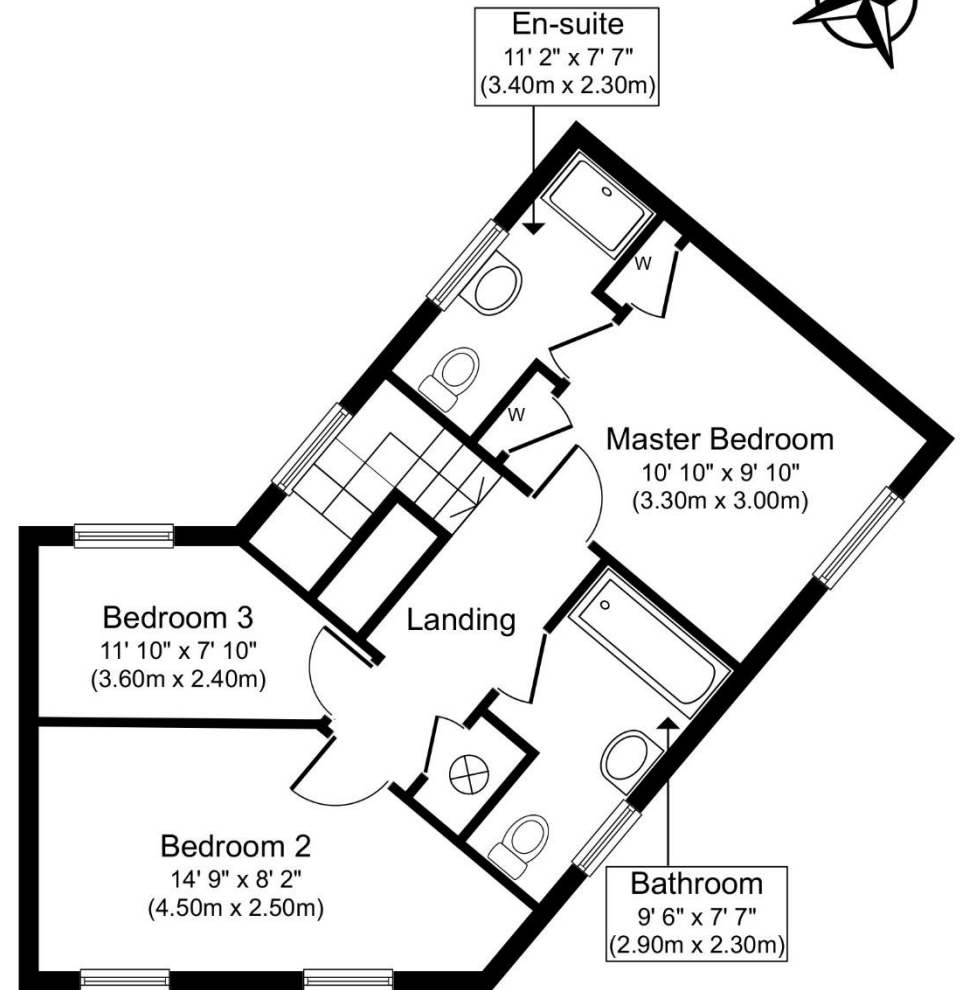
VIEWING by prior appointment only through David Burr Estate Agents.

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Ground Floor
Approximate Floor Area
475 sq. ft.
(44.1 sq. m.)



First Floor
Approximate Floor Area
475 sq. ft.
(44.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

