

12 Larkspur Close Red Lodge IP28 8JL  
£217,500

**Balmforth**  
Estate Agents, Valuers & Letting Agents



## **DESCRIPTION**

Four-bedroom semi-detached house with a spacious lounge and kitchen with space for a dining table. The property benefits from a utility room, downstairs bathroom with both bath and shower cubicle, upstairs boasts wc and three bedrooms with built in storage cupboards, off street parking and garage. This property is offered with no onward chain.

## **FEATURES**

**Tenure: Freehold**

**Parking: Garage with off street parking**

**Gardens: To front & rear**

**Heating: Oil central heating**

**Doors/windows: upvc double glazed**

**Council tax band (2016/17): C - £1353.57**

**EPC rating band: C**

**Broadband: 1.5Mb Std, Min.**

**(Estimated download speed by BT on postcode)**

## **THE ACCOMMODATION COMPRISES:-**

**FRONT PORCH: 6'3" x 4'7" (1.91m x 1.4m)**

**ENTRANCE HALL: 7'2" x 6' (2.18m x 1.83m)** Stairs to first floor and door to:

**LOUNGE: 17'5" (5.31m) max reducing to 14'2" x 15' (4.32m x 4.57m) max**

**KITCHEN: 14'1" x 13'11" (4.29m x 4.24m)**

Wall surfaces to two sides, electric oven and hob, space for dishwasher and fridge/freezer.

**UTILITY: 6'1" x 4'2" (1.85m x 1.27m)** With wall mounted boiler and spaces for washing machine and tumble dryer.

**BATHROOM: 9'6" x 6'1" (2.9m x 1.85m) max**

### **ON THE FIRST FLOOR:**

#### **LANDING:**

With loft hatch and cupboard.

**BEDROOM ONE: 13'4" x 12'1" (4.06m x 3.68m) Plus recessed cupboard**

**BEDROOM TWO: 13'5" (4.09m) max x 10'6" (3.2m) increasing to 12'1" (3.68m) max Plus recessed cupboard**

**BEDROOM THREE: 9'11" (3.02m) reducing to 7'8" x 9'9" (2.34m x 2.97m) reducing to 5'6" (1.68m) With cupboard.**

**BEDROOM FOUR: 8'1" x 6'11" (2.46m x 2.11m)**

**BATHROOM: 4'6" x 3'7" (1.37m x 1.09m)**

**GARAGE: 19' x 8'5" (5.79m x 2.57m) max reducing to 8' (2.44m) min**

**OUTSIDE:** Front garden with access to the left hand side, mainly laid to lawn. Rear garden mainly laid to lawn with patio area, shed and bounded by fencing.

## **VILLAGE & LOCAL AREA**

Red Lodge offers amenities and facilities including a post office, a modern doctor's surgery, dentist, a primary school, a public house and the Millennium Centre. The new village shopping centre has just been built and consists of a food takeaway, pharmacy and a general store. The new sports facilities are now open with a changing room, football pitches etc. More extensive amenities can be found in the close by market town of Mildenhall and the headquarters of British racing, Newmarket. Mildenhall is approximately two miles from the A11 five ways roundabout which gives easy access to a greater variety of amenities found in Thetford (12 Miles) and Norwich to the North East and Newmarket (10 miles) and London to the South and Southwest.

## **VIEWING**

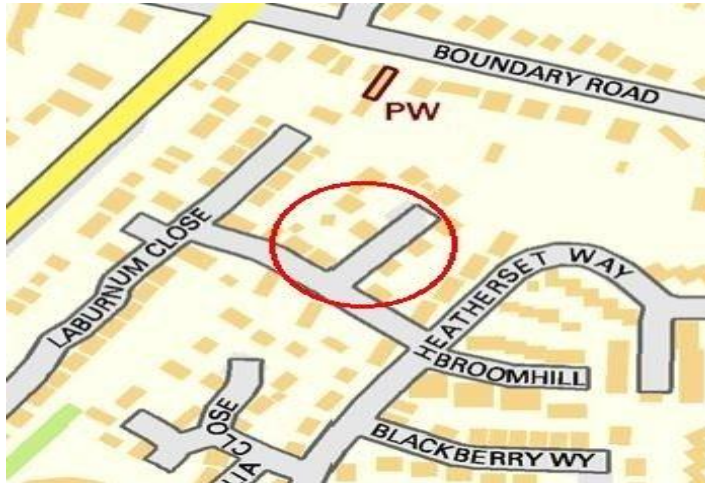
**By appointment through Balmforth Estate Agents, Valuers & Lettings Agents**

**T: 01638 711171 E:**

**mildenhall@balmforth.co.uk**

## **DIRECTIONS**

From the 5 -Ways roundabout take the A11 south towards Newmarket. Continue for 2 miles and then take the slip road signposted to Red Lodge. On approaching the first roundabout of the A11 slip road, bear to the left following the signs to King's Warren. At the next roundabout with the Crest Nicholson Show homes in front of you, turn around to the right down Warren Road. Continue straight across the mini roundabout, take the next right into Heathersett Way and then right into Larkspur Close, where the property will appear at the end of the road on your right hand side.



Download our iphone and ipad apps at the app store. Just search "teamprop"





GROUND FLOOR  
APPROX. FLOOR  
AREA 774 SQ. FT.  
(71.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 585 SQ. FT.  
(54.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1360 SQ. FT. (126.4 SQ.M.)  
While 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. 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.  
Made with Metaplan 02/16

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 - <http://bit.ly/sW9JSS>

### DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



**FBM6163**

22-26 High Street, Mildenhall,  
Suffolk, IP28 7EQ  
Tel: 01638 711171  
Email: [mildenhall@balmforth.co.uk](mailto:mildenhall@balmforth.co.uk)  
[www.balmforth.co.uk](http://www.balmforth.co.uk)