



**5 The Birches
Red Lodge**

**DAVID
BURR**



5 The Birches, Red Lodge, Suffolk, IP28 8NE

Red Lodge is a charming and pretty village located approximately 4 miles east of the popular horse racing town of Newmarket and 9 miles west of the historic market town of Bury St Edmunds. The village offers excellent local amenities including a garage and shop, local village public house/restaurant and village hall. The village offers excellent access to the A11 and A14 with Cambridge Science Park being 20 minutes 'drive and rail links less than a mile away in the neighbouring village of Kennett.

A favourably positioned three-bedroom detached bungalow measuring in excess of 1,000 sq.ft boasting a spacious plot on the edge of this popular village. The property offers well-proportioned accommodation including an entrance hall, sitting room, kitchen/dining room, utility room, three double sized bedrooms and two bathrooms. Externally offering driveway parking, a single garage and a large south-westerly facing rear garden.

A spacious and well-presented three-bedroom detached bungalow in the popular village of Red Lodge.

ENTRANCE HALL Door to side aspect, fitted storage and loft access.

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

KITCHEN / DINING ROOM Fitted kitchen with fitted units and drawers with worktops over and an inset double sink and drainer. Integrated appliances include an oven, hob, fridge and freezer. Ample dining space, window to rear aspect and sliding doors leading to the rear garden terrace.

UTILITY ROOM Fitted units, worktops over, space and plumbing for appliances and a door leading to the side aspect.

MASTER BEDROOM Fitted wardrobes, window to front aspect and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC and window to side aspect.

BEDROOM 2 Windows to front and side aspects.

BEDROOM 3 Window to side aspect.

BATHROOM Extensively tiled with a bath, wash hand basin, WC and window to side aspect.

Outside

The property is approached via the gravelled driveway providing parking for several vehicles and access to the **SINGLE GARAGE**; the remaining front aspect is predominately lawned. The rear garden is also mainly lawned with a paved terrace and an established selection of shrubs and trees.

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SERVICES Oil fired central heating. Mains water, drainage, gas and electricity. There is also an alarm at the property. Note, none of these have been tested by the agent.

LOCAL AUTHORITY West Suffolk District Council.

COUNCIL TAX BAND D.

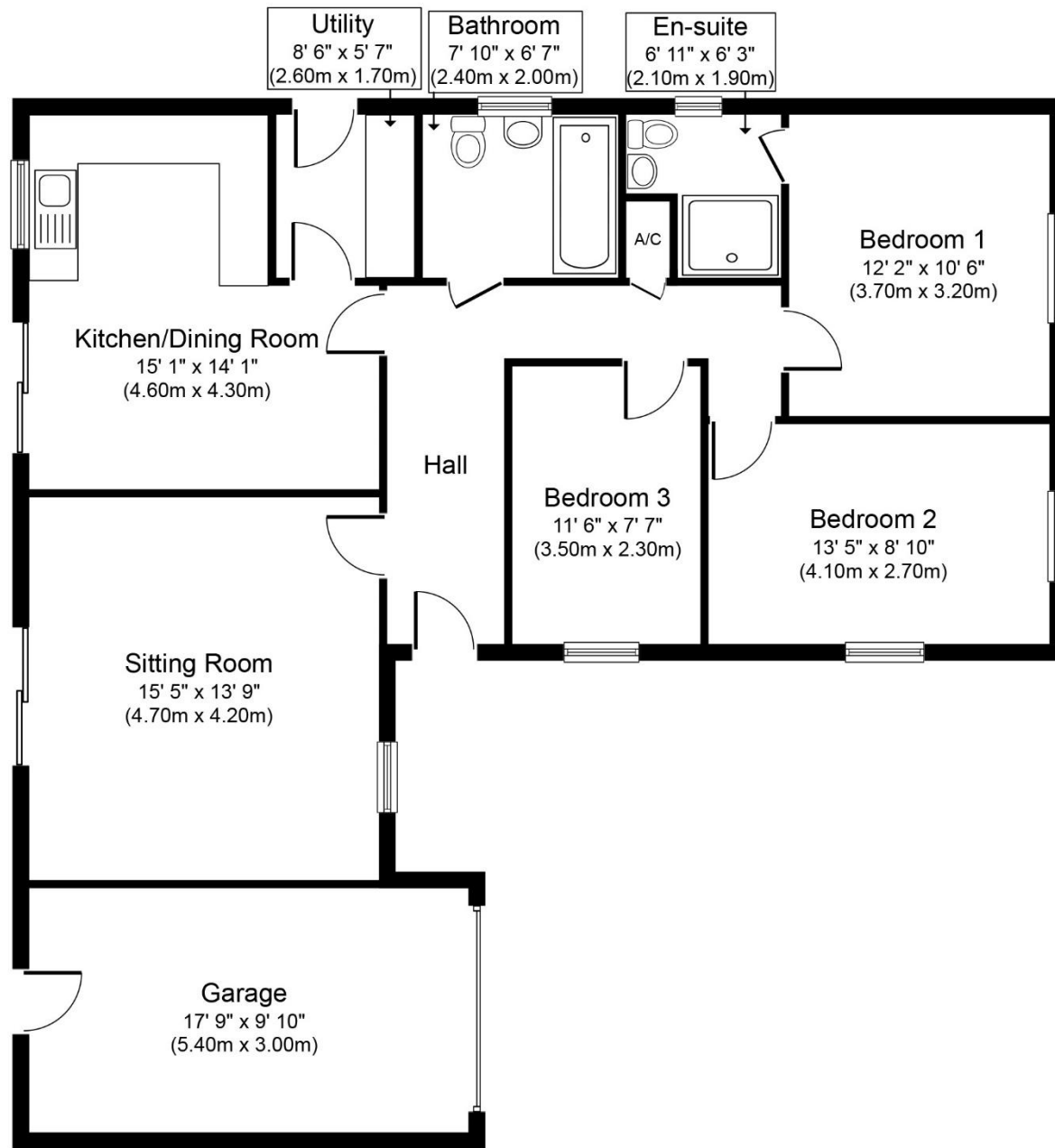
TENURE Freehold.

EPC D.

WHAT3WORDS blend.apart.riper

VIEWING by prior appointment only through David Burr Estate Agents.





Approximate Floor Area
1,190 sq. ft.
(110.6 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.

