



Clover Way, Red Lodge, Bury St. Edmunds

Pocock + Shaw

6 Clover Way
Red Lodge
Bury St. Edmunds
IP28 8TB

A sympathetically extended 4 bedroom semi-detached house with surprisingly generous accommodation and standing in a superb large plot. The property has been significantly improved by the current owners and benefits from an outstanding modern fitted kitchen, 2 further large reception rooms and a utility room and downstairs cloakroom. Features include a long driveway with off road parking and a garage and a truly exceptional large rear garden.

Guide Price £380,000



Location

Red Lodge is situated just off and by-passed by the A11 approximately 5 miles north east of Newmarket and some 4 miles from Mildenhall and is particularly well placed for access to a number of the region's principal centres, in particular Bury St Edmunds, Cambridge, Mildenhall and Newmarket. The village has expanded greatly in recent years bringing new facilities including a primary school, small parade of shops and leisure facilities.

Entrance Porch with tiled flooring.

Entrance Hall with wood effect flooring, stairs leading to the first floor.

Living Room 15'0" x 14'4" (4.57 m x 4.38 m) with wood effect flooring.

Kitchen/Dining Room 17'7" x 15'3" (5.35 m x 4.66 m) an exceptional living space with a well equipped modern fitted kitchen comprising a range of base and wall mounted units, 1 1/2 bowl sink and drainer, oak worktops, free standing range (available by separate negotiation) with extractor hood over, centre island with oak top, built in electrical socket and fitted storage, wood effect flooring, pair of French doors leading to the rear garden.

Family Room 14'11" x 11'1" (4.55 m x 3.37 m) with wood effect flooring.

Utility Room 11'1" x 6'8" (3.37 m x 2.02 m) with fitted base and wall mounted units, built in cupboard, wood effect flooring, half glazed door leading to the garden.

Cloakroom with a hand basin, low level WC and wood effect flooring.

First floor landing

Bedroom 1 12'2" x 11'0" (3.70 m x 3.36 m) with wood effect flooring.

Walk-in Dressing Room 7'3" x 6'5" (2.21 m x 1.95 m) with shelving and hanging rails.

Ensuite Bath/shower Room () with a bath, walk in shower area, handbasin and low level WC, tiled walls and flooring.

Bedroom 2 13'2" x 10'10" (4.02 m x 3.29 m) with a fitted wardrobe.

Bedroom 3 14'1" x 9'6" (4.30 m x 2.90 m) with a fitted wardrobe.

Bedroom 4 10'7" x 7'9" (3.23 m x 2.36 m) with part wood effect flooring.

Bathroom with a bath with shower over, hand basin and low level WC. tiled walls and flooring.

Outside The property stands in a large corner plot of approximately 0.18 acres, with a long driveway to the front, in part shared with the neighbouring property, shingled and hard standing parking areas and a semi-detached garage with a metal up and over door to the front and a pedestrian door to the side.

A pedestrian gate to the side leads to a large rear garden which is primarily laid to lawn and with established shrubs and trees.

Tenure The property is freehold/leasehold.

Services Mains water, drainage and electricity are connected.

The property is not in an conservation area. The property is in a low flood risk area.

The property has a registered title.

Internet connection, basic: 5 Mbps, Superfast: 60Mbps.

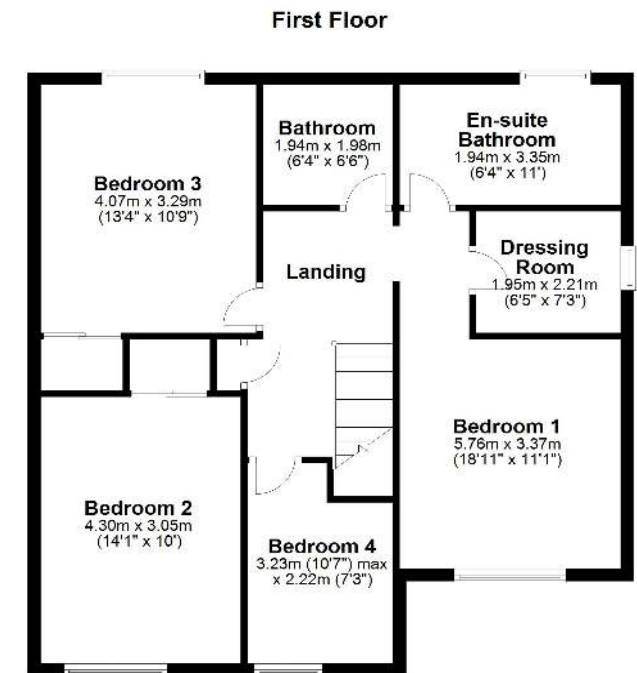
Mobile phone coverage by EE, Vodafone and O2.

EPC: TBC

Council Tax D West Suffolk District Council

Viewing By Arrangement with Pocock + Shaw PBS





Total area: approx. 157.2 sq. metres (1691.7 sq. feet)

Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested

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