Balmforth

Estate Agents, Valuers & Letting Agents



50 Buckthorn Way, Red Lodge, Bury St. Edmunds,
Suffolk, IP28 8ZL

Asking Price £112,000

This rarely available modern shared ownership property is offered at a 40% market share at £112,000 (100% share is £280,000) with rent share £533.82 (including building insurance) and represents an ideal opportunity to get onto the housing ladder.

Situated at the end of a PRIVATE CUL-DE-SAC in the popular village of RED LODGE, this THREE bedroom, SEMI DETACHED house combines modern living with a convenient location offering EXCELLENT TRANSPORT LINKS, local parks and nearby amenities. Finished with attractive WOOD PANNELLING throughout and thoughtfully upgraded interiors not common in shared ownership properties. Further highlights include a LANDSCAPED REAR GARDEN, driveway parking for two vehicles and well-balanced accommodation ideally suited to FIRST TIME BUYERS.

The ground floor offers a spacious and sociable layout comprising a living/dining room complete with a media wall and patio doors opening onto the rear garden, alongside a well-appointed kitchen with integrated appliances, a cloakroom and a generous entrance hall with practical space for coats and shoes. Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with fitted five-panel wardrobes, together with a modern family bathroom. Outside, the property benefits from driveway parking for two vehicles, side access and a beautifully landscaped rear garden

Offering a move-in ready finish and a tucked away position within a popular village setting, this home provides an ideal balance of style, practicality and affordability. Early viewing is highly recommended to appreciate everything this property has to offer.

In more detail the accommodation comprises of:
ENTRANCE HALL
Featuring herringbone flooring with useful storage space beneath the stairs, and further full height cupboard with electric currently housing a tumble dryer.

LIVING/DINING ROOM
A bright and sociable space with window to the rear aspect and French doors opening onto the garden. The room also benefits from a stylish media wall with built-in storage.

KITCHEN
Fitted with a range of wall and base units alongside worktops incorporating a one and a half bowl sink. Includes a built-in oven, gas hob with cooker hood above, and integrated fridge/freezer, dishwasher and washing machine.

CLOAKROOM
Modern suite comprising a pedestal basin and WC, finished with herringbone flooring.

LANDING
Providing access to the loft.

BEDROOM THREE
Well-proportioned room with two built-in double wardrobes and a window overlooking the rear aspect.

BEDROOM TWO
Double bedroom with window to the front aspect.

BEDROOM ONE
Double bedroom with a fitted five-panel wardrobe and window to the rear aspect.

BATHROOM
Modern suite comprising a bath with shower above and glass screen, pedestal basin, WC and heated towel rail. Also features a built-in storage cupboard and window to the front aspect.

OUTSIDE
To the front, mature shrubbery borders the property, with a driveway providing off-road parking for two vehicles and side access to the rear. The landscaped rear garden is laid primarily to patio, with a bordered lawn area, decking space and a wooden shed.

Tenure: Leasehold. Lease of 125 years with approx 117 years remaining
Construction Type: Brick & tile
Heating: Gas central heating to radiators
Windows/doors: UPVC Double glazing/Single glazed
Council Tax: Band C - £2,023.22 (2026/2027)

Drainage: Mains

AGENTS NOTE
1) Buyers will need to meet certain requirements.
- Flagship housing association requirements.
- Affordability criteria.
- Housing need requirements. (contact office for details)
Please contact the office for further details.
2) Sale is offered at a fixed price

¦¦Location¦¦

Red Lodge offers amenities and facilities including a post office, a modern doctor's surgery, dentist, primary schools, a public house, and the 'Millennium Centre'. The village shopping centre has just been built and consists of a food takeaway, pharmacy, and a general store. The sports facilities offer changing rooms and 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 Northeast and Newmarket (10 miles) and London to the South and Southwest.

¦¦Viewing¦¦

By appointment through
Balmforth Estate Agents, Valuers & Lettings Agents
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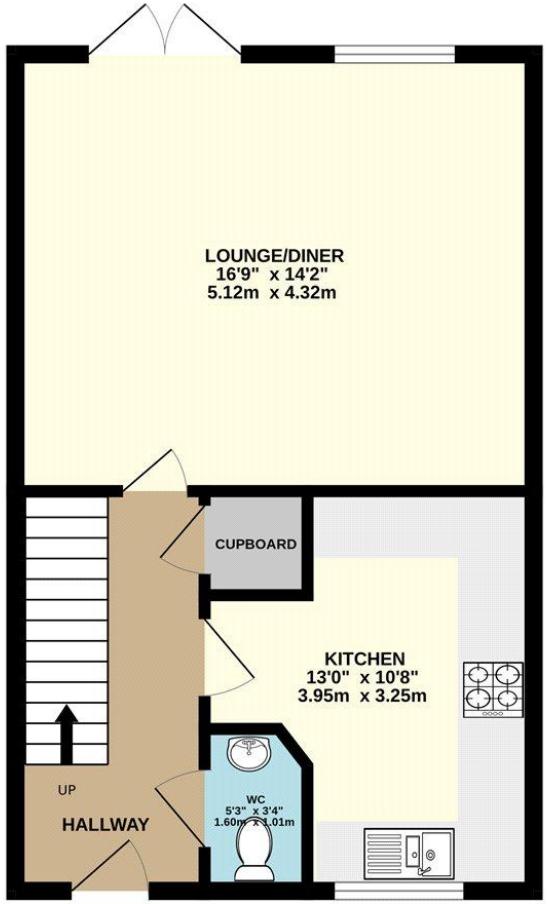


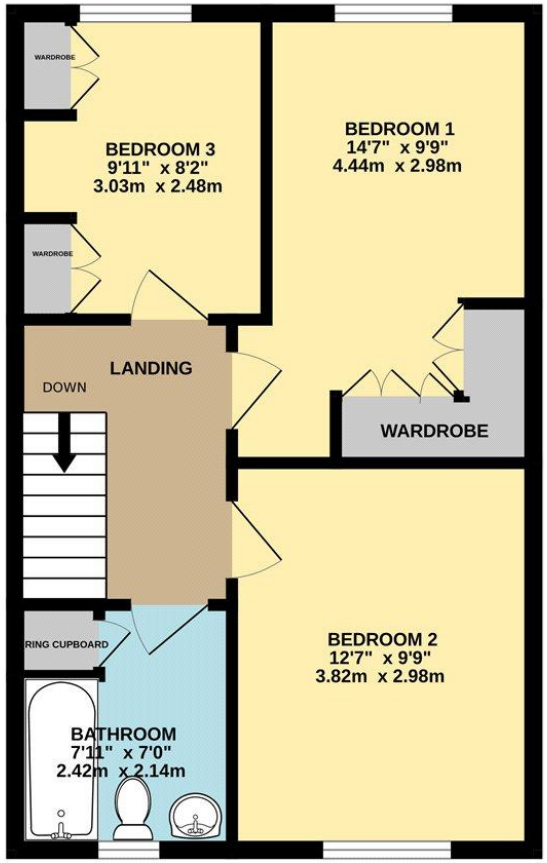
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure







TOTAL FLOOR AREA : 911 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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