Balmforth
Estate Agents, Valuers & Letting Agents



38 Hornbeam Avenue, Red Lodge,
Bury St. Edmunds, Suffolk, IP28 8YH

Asking Price £318,000

This FOUR bedroom semi-detached house located in the popular village of Red Lodge benefits from open plan kitchen/diner, EN SUITE and dressing room to primary bedroom, off street parking and GARAGE. This modern house is close to excellent transport links via the A11 & A14 and is also close by the local primary school, parks and amenities.

In more detail the accommodation comprises of:
ENTRANCE HALL:
Stairs to first floor, under stairs storage.

KITCHEN/DINER:
Range of wall and base units, dish washer, washing machine, fridge freezer, sink, window to front, bay window to side.

LOUNGE:
Windows to side, doors to garden.

CLOAKROOM:
Suite comprising of low level WC and window.

ON THE FIRST FLOOR:
BEDROOM TWO:
Window to rear.

BEDROOM THREE:
Window to front and side.

BEDROOM FOUR:
Window to rear.

FAMILY BATHROOM:
Suite comprising of low level WC, handbasin and bath.

ON THE SECOND FLOOR:
PRIMARY BEDROOM:
Window to front, storage cupboard, walk-in closet.

EN-SUITE:
Suite comprising of low level WC, pedestal handbasin and shower cubicle.

OUTSIDE: One allocated parking space in front of the garage, fully enclosed rear garden mainly laid to lawn with patio area, shrub borders and access to garage.

Tenure: Freehold
Construction Type: Brick & tile
Heating: Gas central heating to radiators
Windows/doors: UPVC Double glazing
Council Tax: Band D - £2,276.12 (2026/2027)
Service Charge: TBC
Drainage: Mains

AGENTS NOTE:
1. Stock photos used

¦¦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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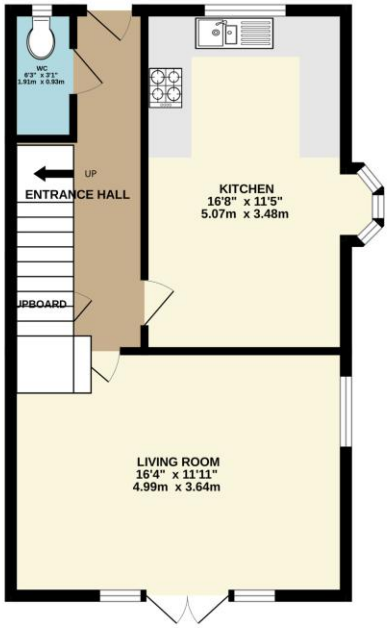




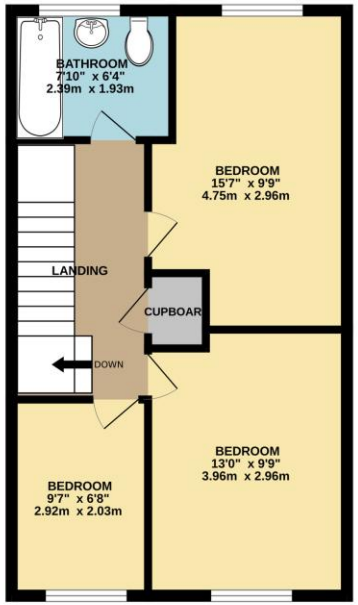
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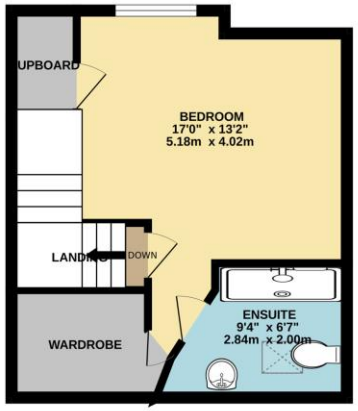
GROUND FLOOR
473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



2ND FLOOR
303 sq.ft. (28.1 sq.m.) approx.





TOTAL FLOOR AREA : 1243 sq.ft. (115.5 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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