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Estate Agents, Valuers & Letting Agents



14 Thistle Way, Red Lodge, Bury St. Edmunds,
Suffolk, IP28 8FR

Offers Over £265,000

IMMACULATELY presented THREE-BEDROOM end of terrace home in RED LODGE, superbly maintained by the current owner. Features include EN SUITE to the primary bedroom with built-in storage, family bathroom, downstairs WC, UPDATED BOILER, GARAGE WITH POWER, off-street parking, and sunny rear garden.

An immaculately presented three-bedroom end of terrace home, pleasantly situated within the popular village of Red Lodge. The property has been exceptionally well cared for and maintained by the current owner, and it really shows throughout.

The ground floor offers a comfortable and practical layout, including a bright living space, a well-kept kitchen/dining area, and the added convenience of a downstairs WC. The home also benefits from gas central heating and a recently updated boiler.

Upstairs, there are three well-proportioned bedrooms. The primary bedroom includes integrated double storage and its own en suite facilities, while the remaining bedrooms are served by a neatly presented family bathroom.

Outside, the property has an attractive frontage and benefits from off-street parking, along with a garage with power — ideal for storage, a workshop, or hobby space. To the rear, the southerly facing garden has been thoughtfully maintained and enjoys plenty of natural sunlight, making it a great spot to sit out or entertain.

The property is offered freehold and would suit buyers looking to get themselves on the property ladder, or make that next step-up.

In more detail the accommodation comprises of:
HALLWAY
Storage cupboard, stairs leading to first floor.

DOWNSTAIRS WC
Low level WC, wash basin, radiator.

LIVING ROOM
Patio door to rear, window to front, radiator x2.

KITCHEN / DINER
Range of floor and wall-based storage, Bosch induction hob, washing machine, space for oven (currently used as storage), integrated Bosch fridge freezer, integrated Bosch dishwasher, single sink with drainer, window to front aspect, window to rear aspect, radiator.

ON THE FIRST FLOOR
LANDING
Airing cupboard / storage.

BEDROOM ONE
Window to front, double wardrobe storage with additional fitted drawers and rails, radiator.

EN SUITE
Double walk-in shower, low level WC, wash basin, window to rear, radiator.

FAMILY BATHROOM
Low level WC, wash basin, bath with shower, window to front.

BEDROOM TWO
Window to front, radiator.

BEDROOM THREE
Window to rear, radiator.

OUTSIDE
To rear: Laid to lawn rear garden, space for shed to side, outside electric points, outside tap, planted trees for privacy, pathway leading to:
Garage with parking for two vehicles.
Garage with power, up and over garage door.
Storage in roof.
To Front: Gated frontage, path leading to property.

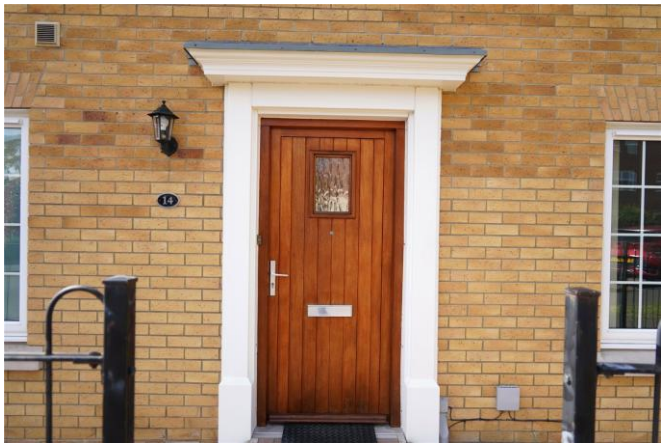
Tenure: Freehold
Heating: Gas central heating to radiators
Parking: Parking for two vehicles in front of garage
Windows/doors: UPVC double glazing

¦¦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
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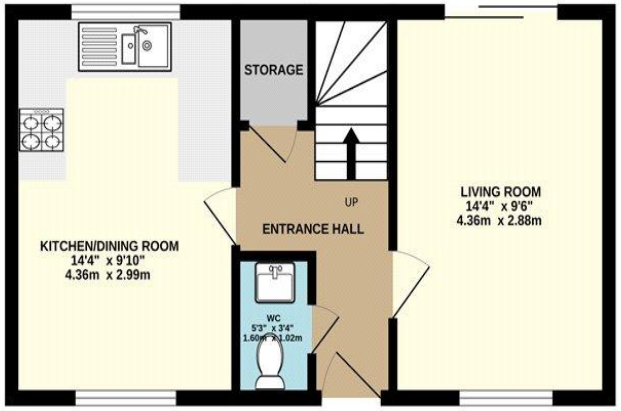


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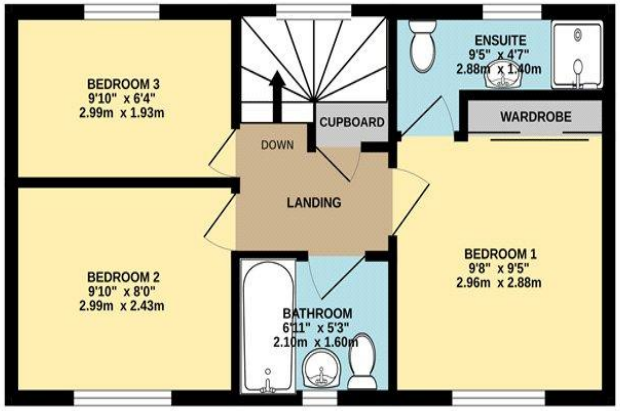
Scan here for Area Guides

Material Information Brochure

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.

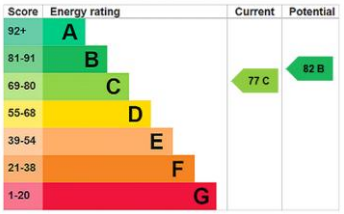


1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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