

Balmforth

Estate Agents, Valuers & Letting Agents



2 Heatherset Way, Red Lodge, Bury St. Edmunds,
Suffolk, IP28 8JN

Asking Price £525,000

An impressive five-bedroom detached extended family home occupying a substantial corner plot in a central Red Lodge location. Having undergone a complete remodel and renovation, the property showcases ultra-modern design, high-specification fixtures and fittings, and versatile open-plan living.

The spacious accommodation features a stylish living room, alongside an impressive open-plan kitchen, dining area and snug, finished to an exceptional standard and benefiting from underfloor heating.

The kitchen incorporates a breakfast bar and a range of integrated appliances, whilst bi-fold doors open onto the rear garden, creating an excellent space for entertaining. Further benefits include five well-proportioned bedrooms, en-suite facilities to the principal bedroom, a family bathroom, air conditioning and high ceilings to the first floor. The property also benefits from fitted solar panels.

Externally, the property occupies a generous corner plot, offering a good degree of privacy and a position that is not overlooked. The substantial gravel driveway provides parking for 10 or more vehicles, alongside a garage. The rear garden has been designed with outdoor entertaining in mind, incorporating covered patio space, a further seating area and a dedicated leisure area featuring a hand-built sauna and outdoor shower. A hot tub is also available by separate negotiation.

Ideally positioned in the heart of Red Lodge, the property offers convenient access to local amenities, whilst being well placed for Newmarket, Cambridge and the wider surrounding areas.

A unique opportunity to acquire a beautifully remodelled, high-specification five-bedroom detached home, combining contemporary design, generous accommodation and exceptional outdoor space. Offered for sale on a freehold basis.

Accommodation in More Detail

ENTRANCE HALL

Quadruple fitted storage cupboards along the left-hand wall, with fitted shelving internally, under-stairs storage cupboard, stairs rising to the first floor and radiator.

LIVING ROOM

Media wall with an inset alcove suitable for a 55-inch television, wood panelling to the wall and window to the front aspect.

INNER HALL

Fitted cupboard housing the boiler and radiator.

CLOAKROOM

Fitted with a low-level WC, wash basin and cupboard housing the hot water system, with window to the side aspect.

OPEN-PLAN KITCHEN/DINING AREA/SNUG

A spacious open-plan area featuring a newly fitted kitchen with breakfast bar and a range of wall and floor-based storage units. Integrated appliances include a double oven, fridge freezer and dishwasher, together with pull-out waste bins and an inset sink. Additional features include shelving with strip lighting and a bi-fold window overlooking the rear garden.

The dining area benefits from a Panadero wood-burning stove and bi-fold doors opening onto the rear garden. A further seating area provides a versatile snug space.

FIRST FLOOR LANDING

Air conditioning.

BEDROOM ONE

Double fitted wardrobe and window to the front aspect.

EN-SUITE SHOWER ROOM

Fitted with a walk-in double shower, wash basin with storage beneath, illuminated LED mirror, low-level WC and heated towel rail, with window to the side aspect.

FAMILY BATHROOM

Fitted with a bath with shower over, wash basin with storage beneath, low-level WC, illuminated LED mirror and heated towel rail. Velux window to the side aspect.

BEDROOM TWO

Window to the rear aspect and radiator.

BEDROOM THREE

Window to the rear aspect and radiator.

BEDROOM FOUR

Window to the side aspect and radiator.

BEDROOM FIVE

Double fitted wardrobe, radiator and window to the front aspect.

OUTSIDE

To the front, a large gravel driveway provides parking for 10 or more vehicles, with additional space in front of the garage. Planters incorporate external power points and lighting. Side gated access leads to the rear garden. The substantial rear garden features artificial turf and a hedge providing privacy along the side boundary. A covered, tiled patio area leads to a further outdoor entertaining space finished with resin flooring. There is

access to the garage via a rear pedestrian door, together with an additional storage area.

Further to the rear, a dedicated leisure area incorporates a fully functioning, hand-built sauna, outdoor shower and hot tub. The hot tub is available by separate negotiation.

GARAGE

Electric up-and-over door, with parking available to the front and pedestrian access to the rear garden.

STORE/OUTBUILDING

A versatile outbuilding with a flat roof and UPVC windows and doors, comprising a WC and two additional rooms positioned to the front and rear, offering flexible use for a variety of purposes.

Tenure: Freehold

Construction Type:

Heating: Electric central heating; woodburner, solar panels, tiled underfloor heating to kitchen/dining

Windows/doors: UPVC Double glazing

Council Tax: Band B £1,770.32 (2026/2027)

Drainage: Mains

Parking: Driveway and Garage

Broadband: The property has Ultrafast broadband available

Agent Notes

Full Material Information Report available on Rightmove at the end of description and is called Web Details.

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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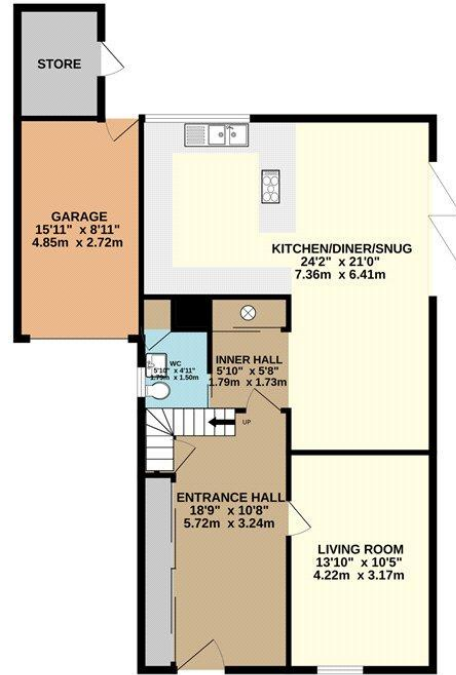


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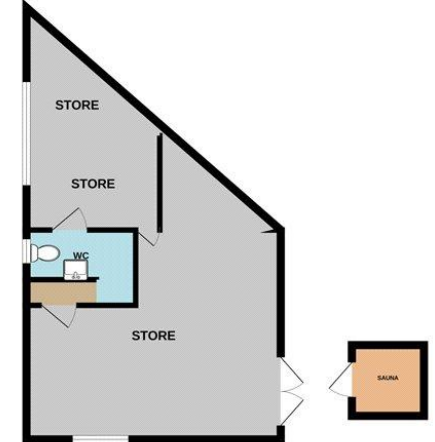
GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



FIRST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



GARDEN
452 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 2244 sq.ft. (208.5 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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