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3 Ivy Court, Red Lodge, Bury St. Edmunds,
IP28 8UR

Asking Price £485,000

This beautifully presented four-bedroom detached bungalow, built in 2008, enjoys a peaceful and private setting at the end of a cul-de-sac on Ivy Court in the popular village of Red Lodge.

Offering extensive and versatile accommodation throughout, the property has benefited from several modern updates in recent years, including an oil-fired boiler installed in 2022. Further benefits include a detached double garage with electric doors, ample driveway parking for several vehicles, substantial built-in storage, making it well suited to a wide range of buyers.

A particularly spacious and welcoming entrance hall sits at the centre of the home, providing access to all principal rooms. The property offers four generous-sized double bedrooms, including a primary bedroom with en-suite shower room, while bedroom two benefits from “Jack-and-Jill” access to the family bathroom. A bright and spacious lounge enjoys patio doors leading directly to the rear garden, while a well-appointed kitchen/diner, utility room and excellent storage throughout complete the thoughtfully designed layout, creating a practical and well-balanced home suited to modern living.

Externally, the property enjoys attractively landscaped rear and side gardens, featuring two pergolas and thoughtfully designed patio areas that provide excellent spaces for outdoor dining, entertaining and relaxation. To the front, a paved driveway provides parking for multiple vehicles and leads to the detached double garage. Situated within the popular village of Red Lodge, the property is within walking distance of many local amenities and benefits from excellent transport links via the A11 and nearby A14, offering convenient access to Newmarket, Bury St. Edmunds, Cambridge and beyond.

In more detail in the accommodation comprises of:

HALLWAY:
A spacious and welcoming entrance hall providing access to all reception rooms, bedrooms, the cloakroom and family bathroom. Three useful storage cupboards, in addition to an airing cupboard, offer excellent storage. Radiator extending from floor to ceiling adjacent to the primary bedroom.

KITCHEN/DINING ROOM:
A stylish kitchen fitted with a range of modern wall and base units with work surfaces over and an inset one-and-a-half bowl sink. Integrated appliances include an induction hob with extractor hood, oven, dishwasher and wine cooler. A high-specification freestanding fridge/freezer is also included. Windows to the rear and side aspects. Leading to:

UTILITY ROOM:
Fitted work surfaces with high specification washing machine and tumble dryer included, along with additional space for a freezer or further appliance. Housing the updated oil-fired boiler (2022) and benefitting from a door leading to the side garden.

LOUNGE:
A bright and spacious reception room featuring French doors opening onto the rear patio and garden, allowing plenty of natural light to flow through. Double glazed doors connect the room to the entrance hall.

CLOAKROOM:
Fitted with a low-level WC, wash hand basin set within a vanity unit, and a window to the side aspect.

PRIMARY BEDROOM:
A generous double bedroom with a large freestanding double wardrobe, French doors opening onto the rear garden, a window to the side aspect and a ceiling fan. Providing access to:

EN-SUITE:
Modern suite comprising a low-level WC, wash hand basin set within a vanity unit, shower cubicle, heated towel rail and window to the side aspect.

BEDROOM TWO:
A generous double bedroom featuring built-in double wardrobes and a window to the front aspect with plantation shutters. “Jack-and-Jill” access to:

FAMILY BATHROOM:
A modern suite comprising a low-level WC, wash hand basin set within a vanity unit, freestanding bath, separate shower cubicle and “Jack-and-Jill” doors to both the hallway and bedroom two. Window to the side aspect.

BEDROOM THREE:
A well-proportioned double bedroom with a useful built-in storage cupboard and window to the rear aspect.

BEDROOM FOUR:
Another generous double bedroom with plantation shutters and a window to the front aspect.

OUTSIDE:
To the front, a block-paved driveway provides private off-road parking for several vehicles and leads to the detached double garage with electric doors. Attractive low-maintenance flower beds enhance the property's kerb appeal, while gated access to both sides of the property leads through to the rear garden. Complemented by well-established flower and shrub borders. Two impressive heavy-duty pergolas provide covered seating and entertaining areas over separate patios, while an additional decked seating area and garden shed further enhance the outdoor space, creating a fantastic setting for outdoor dining, entertaining guests and enjoying the garden throughout the year.

Tenure: Freehold
Construction Type: Brick/Tile
Heating: Oil Heating
Windows/doors: UPVC Double glazing
Council Tax: Band E £2,781.92 (2026/2027)
Drainage: Mains
Parking: Garage and Driveway
Broadband:

Agent Notes
1) Full Material Information Report available on Rightmove at the end of description and is called Web Details.
2) The owners of 3 Ivy Court are responsible for the maintenance and upkeep of the entire driveway in front of their property. The owners of 1 and 2 Ivy Court are each responsible for the maintenance and upkeep of the access road directly in front of their respective properties (plan available on request)

¦¦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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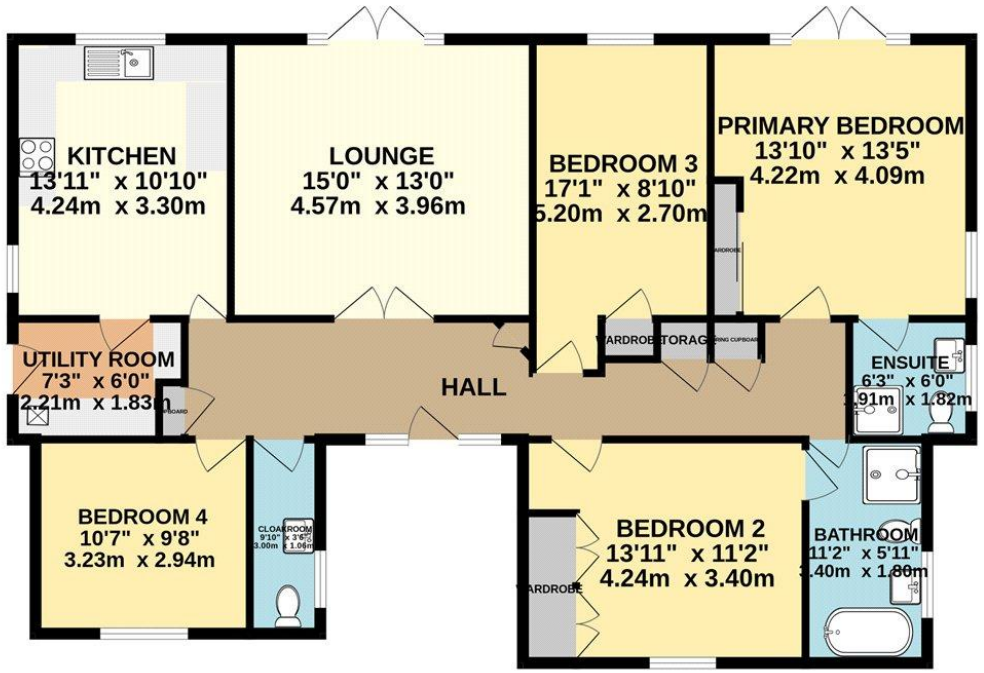


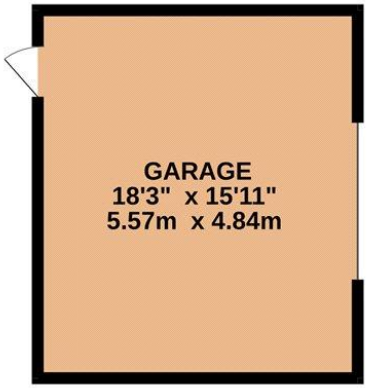
Balmforth Estate Agents, 22-26 High Street, Mildenhall, Suffolk IP28 7EQ

Scan here for Area Guides

Material Information Brochure

GROUND FLOOR
1595 sq.ft. (148.2 sq.m.) approx.







FBM260799

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