

Balmforth

Estate Agents, Valuers & Letting Agents



1 Willowfield Close, Red Lodge,
Bury St. Edmunds, Suffolk, IP28 8ZR

Asking Price £280,000

This superb modern semi-detached home built in 2019, offers open plan kitchen/diner, three bedrooms and dedicated off street parking. The beautifully presented home occupies a favourable corner position and has been well maintained by the current owners who have been in situ since new.

Downstairs, the home features a hallway that opens out to the dining area as well as a modern kitchen with some integrated appliances. To complete the downstairs, there is a cloakroom, storage cupboard, and large lounge with aspect windows to front and side. Upstairs, there are three good sized bedrooms, one of which has integrated storage and a modern ensuite with shower. Further to the upstairs, there is a storage cupboard as well-appointed modern bathroom complete with bath and shower. Externally, the home features a well-presented rear garden with patio area, and off-street parking for two vehicles. This property is offered to the market with a complete upward chain.

In more detail the accommodation comprises of:

HALLWAY
Storage Cupboard

LIVING ROOM
Windows to front and side

WC
Low level WC, wash basin, window to front

DINING AREA
Stairs to first floor, double doors to rear garden

KITCHEN
Range of floor and wall-based storage, integrated fridge freezer, space for freestanding washing machine, integrated oven, hob and hood, single sink with drainer, window to front

ON THE FIRST FLOOR
LANDING
Storage, Loft hatch

BEDROOM ONE
Integrated storage, Windows to front and side

EN SUITE
Double walk-in shower, wash basin, low level WC, heated towel rail

BEDROOM TWO
Window to front

BEDROOM THREE
Window to side

BATHROOM
Bath with shower, low level WC, wash basin, heated towel rail, window to front

OUTSIDE
Low hedged border to front with pathway leading to front door and gate to garden. Rear garden laid to lawn with patio area and brick boundary wall. Tandem parking for two vehicles.

Tenure: Freehold
Heating: Gas central heating
Parking: Off street parking
Windows/doors: UPVC double glazing
Warranty: 5 year remaining NHBC
Service charge: £133.00 pa

AGENTS NOTES:

1. Further background information and data as required under the "Material Information" are available in the brochure QR code or https://sprift.com/dashboard/custom-ipr-report/?access_report_id=3849082

::Location::

Red Lodge offers amenities and facilities including a post office, a modern doctor's surgery, a Public House and the Millennium Centre. 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 North East and Newmarket (10 miles) and London to the South and Southwest.

::Viewing::

By appointment through
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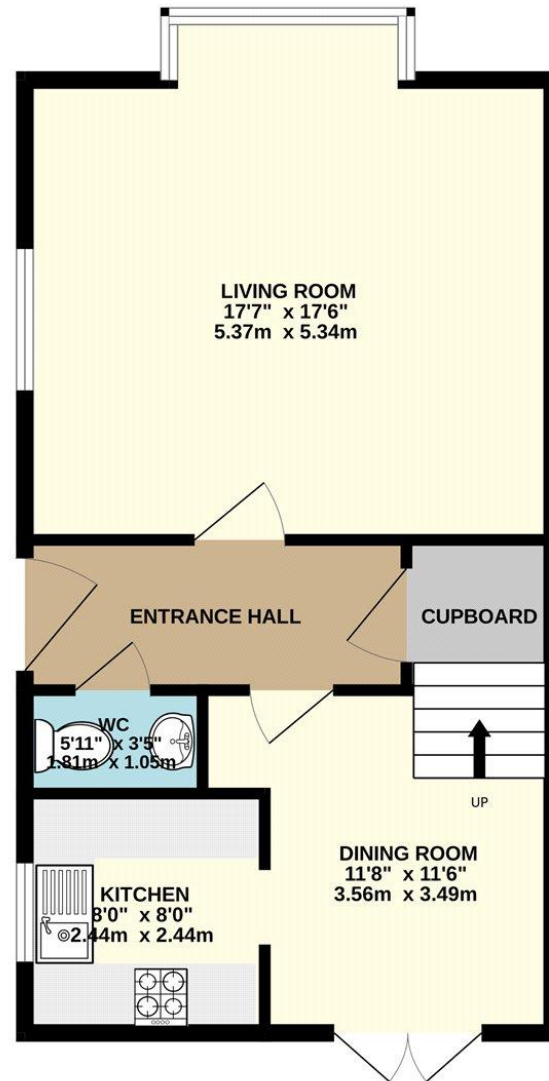
Scan here for
Area Guides



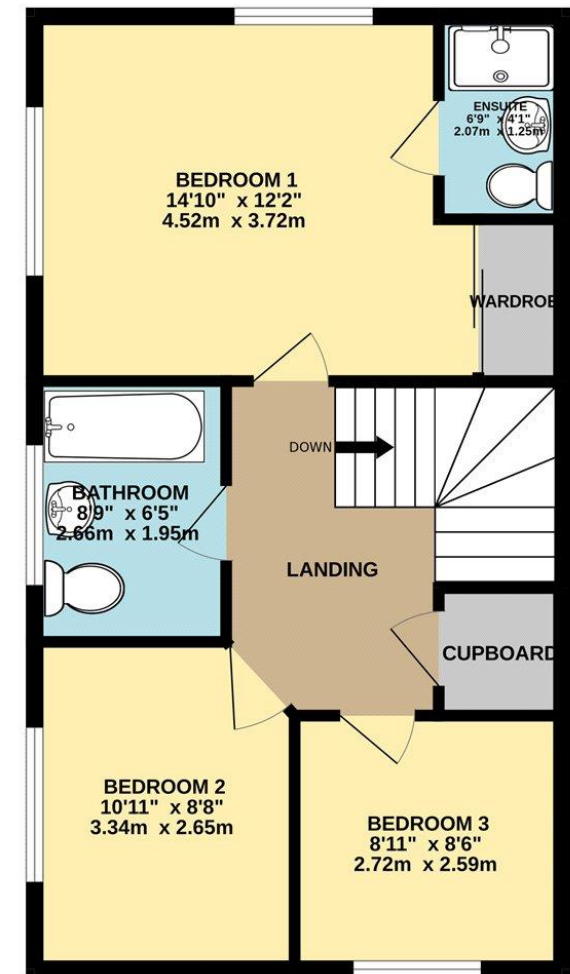
Material
Information
Brochure

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 sq.m.) approx.

FBM240739



DISCLAIMER

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. For further information see Consumer Protection from Unfair Trading Regulations 2008 – <http://bit.ly/sW9JS5>