



**3 Buddleia Way,  
Red Lodge, Suffolk**

**DAVID  
BURR**



# 3 Buddleia Way, Red Lodge, Bury St Edmunds, Suffolk, IP28 8XZ

Red Lodge is a growing community administered by West Suffolk Council. It has new homes from a variety of building companies centred on the Kings Warren development at the northern end of the village. Currently, community facilities include an Ecumenical church, village hall and venue (known as the Millennium Centre), a sports pavilion with tennis courts, a five-a-side football pitch and allotments. A new school opened in September 2012 and the new village centre which opened in 2014 has a convenience store, fish and chip shop and pharmacy.

An impressively presented and imposing four-bedroom detached home boasting a favourable position in Red Lodge. The property is presented across three floors and enjoys spacious rooms with a stylish and high-quality finish throughout. Externally offering driveway parking, a detached single garage and a rear garden.

## A four-bedroom detached house measuring in excess of 1,600 sq.ft of accommodation.

**ENTRANCE HALL** Stairs rising to the first floor and an under stairs cupboard.

**SITTING ROOM** Window to front aspect and French doors leading to the rear garden.

**KITCHEN/DINING ROOM** Fitted units, worktops over and an inset double sink and drainer. Integrated appliances include a dishwasher, cooker, hob, integrated fridge/freezer and extractor fan. Windows to front, side and rear aspects and ample space for dining. French doors leading to the rear garden.

**CLOAKROOM** Partially tiled walls with a wash hand basin, WC and window to front aspect.

### First Floor

**LANDING** Window to rear aspect and an airing cupboard.

**MASTER BEDROOM** Windows to both front and rear aspects, an impressive dressing area with fitted wardrobes and an **ENSUITE** which is extensively tiled with a shower cubicle, wash hand basin, WC and a window to front aspect.

**BEDROOM 2** Fitted wardrobes, window to front aspect and an **ENSUITE**, extensively tiled with a shower cubicle, wash hand basin, WC and a window to rear aspect.

### Second Floor

**LANDING** Window to rear aspect.

**BEDROOM 3** Eaves storage and a window to front aspect.

**BEDROOM 4** Fitted wardrobes and a window to front aspect.

**BATHROOM** Spacious and extensively tiled with a bath, WC, wash hand basin and window to front aspect.

### Outside

The property enjoys a driveway that provides parking for several vehicles and access to the **DETACHED SINGLE GARAGE**. The rear garden is predominately lawned with a paved terrace and a selection of mature shrubs and plants throughout.

# 3 Buddleia Way, Red Lodge, Bury St Edmunds, Suffolk, IP28 8XZ

**SERVICES:** Gas fired central heating. Mains water, drainage, electricity. **NOTE:** None of these have been tested by the agent.

**LOCAL AUTHORITY:** West Suffolk District Council.

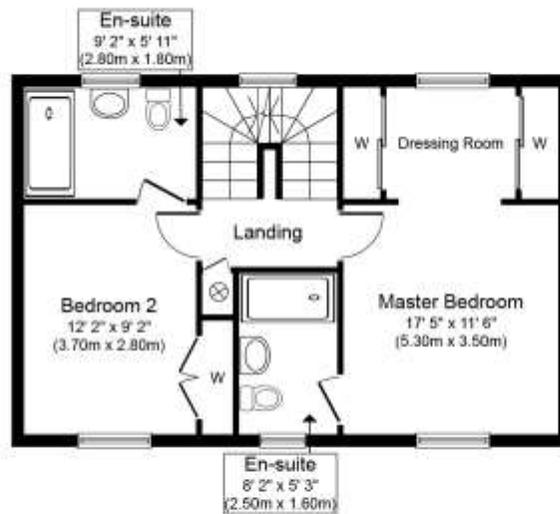
**EPC RATING:** B

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

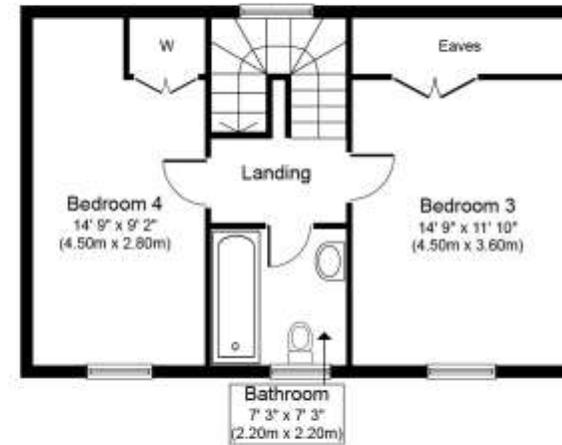




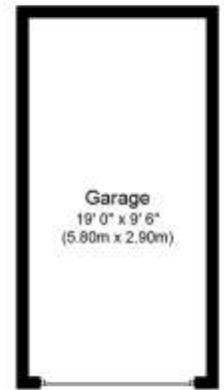
**Ground Floor**  
**Approximate Floor Area**  
**614 sq. ft.**  
**(57.0 sq. m.)**



**Second Floor**  
**Approximate Floor Area**  
**527 sq. ft.**  
**(49.0 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**527 sq. ft.**  
**(49.0 sq. m.)**



**Garage**  
**Approximate Floor Area**  
**183 sq. ft.**  
**(17.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

