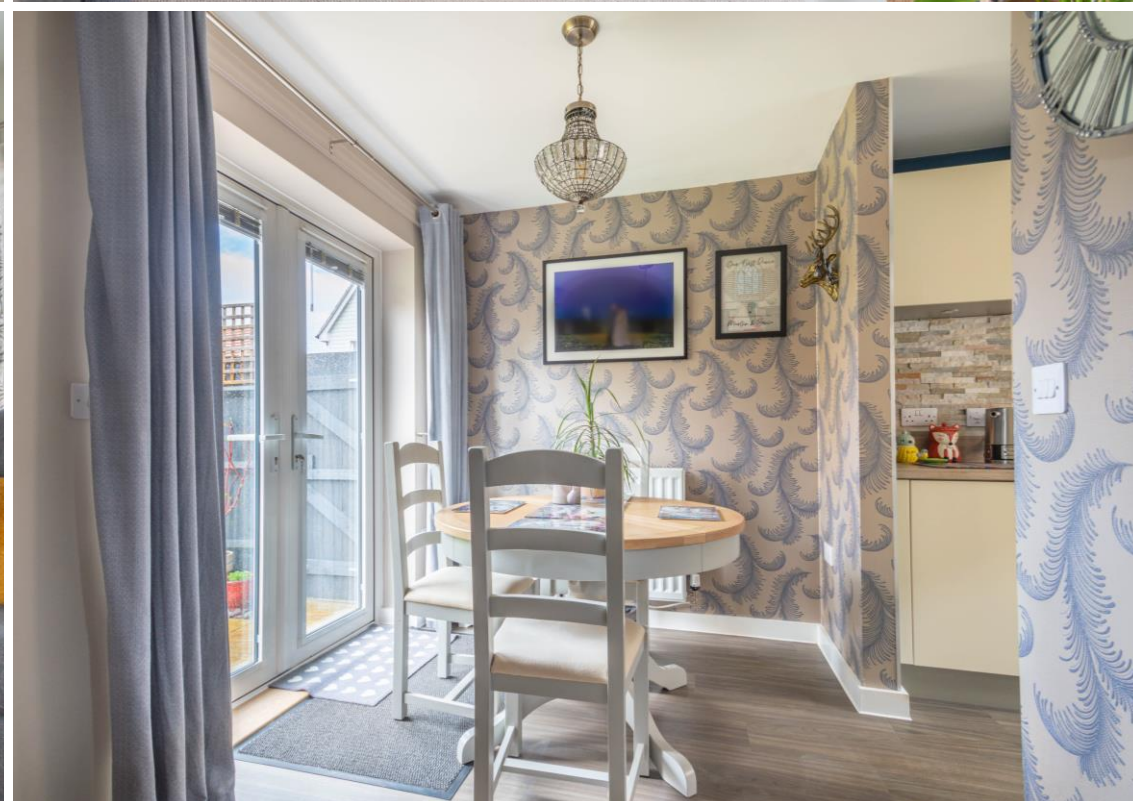




**5 Daffodil Way**  
**Red Lodge, Suffolk**

**DAVID**  
**BURR**





## 5 Daffodil Way, Red Lodge, Suffolk IP28 8YW

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-sided football pitch and allotments. There are two primary schools both recently rated by OFSTED as good and the village centre has a convenience store, fish and chip shop and pharmacy.

A fantastically presented and deceptively spacious three-bedroom detached house tucked away in a quiet position in Red Lodge. The property is stylishly presented throughout with additional and unexpected assets including a walk-in wardrobe and ensuite to the master bedroom. Accommodation in its entirety boasts an entrance hall, sitting room, dining room, kitchen, downstairs cloakroom, a family bathroom, three bedrooms and an ensuite and walk-in wardrobe to the master bedroom. Furthermore, the home offers driveway parking with a car port and a delightful rear garden.

### A beautifully presented three-bedroom detached family home in Red Lodge measuring close to 900 sq.ft of accommodation.

**ENTRANCE HALL** With cupboard under the stairs, 'Amtico' flooring and double doors leading off to the:

**SITTING ROOM** With windows fitted with made to measure blinds off the side and front aspect as well as French doors leading to the rear garden.

**DINING ROOM** With patio doors again leading to the rear garden and 'Amtico' flooring.

**KITCHEN** Window to the front aspect with made to measure blind. Stylish base units with fitted worktops over. Eye level wall units complete the look of this modern kitchen. Integrated appliances include a fridge/freezer, dishwasher, inset sink with drainer, electric oven with four-ring gas hob over the top. There is also plumbing for a washing machine.

**CLOAKROOM** Fitted with WC and wash hand basin, partially tiled walls and 'Amtico' flooring.

#### First Floor

**LANDING** Loft access and boiler/airing cupboard.

**MASTER BEDROOM** Window to front and side aspects fitted with made to measure blinds, a **WALK-IN WARDROBE** with fitted storage and an **ENSUITE** with a double sized shower cubicle, wash hand basin, WC and heated towel rail.

**BEDROOM 2** Window to front aspect with fitted made to measure blinds.

**BEDROOM 3** Window to the rear aspect with fitted made to measure blinds.

**BATHROOM** Extensively tiled with a bath and hand shower, wash hand basin, WC, heated towel rail and window to front aspect with fitted made to measure blinds.



# 5 Daffodil Way, Red Lodge, Suffolk IP28 8YW

## Outside

The property enjoys a shared carport to the right hand side of the property that provides parking for at least two vehicles. The rear garden is delightfully presented with a paved terrace and slate shingled pathway, lawn and flower beds which decorate three of the borders.

**SERVICES** Gas fired central heating. Mains water, gas, drainage and electricity. Note, none of these have been tested by the agent.

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND C.**

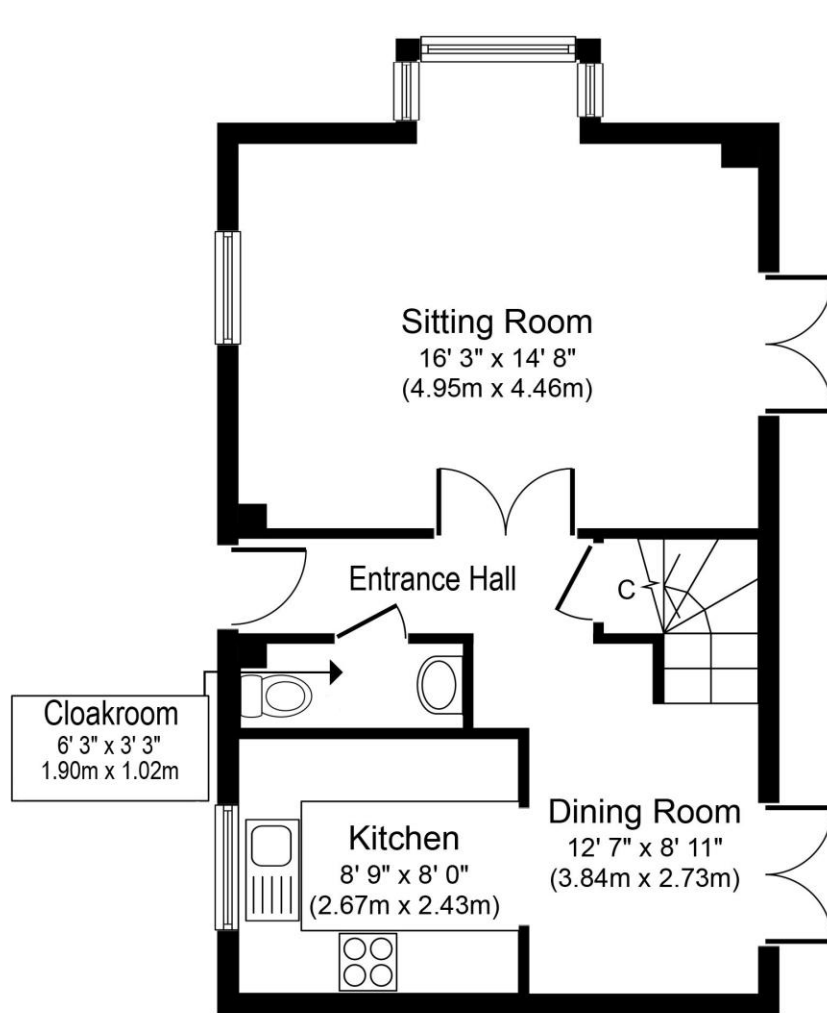
**TENURE** Freehold.

**EPC B.**

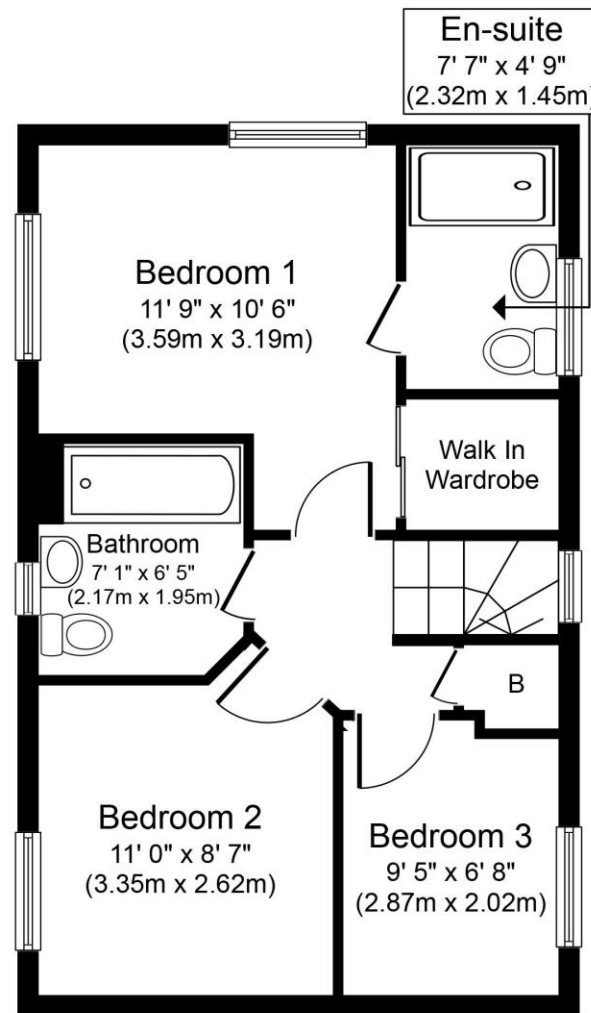
**WHAT3WORDS** captive.betraying.thumb

**VIEWING** by prior appointment only through David Burr Estate Agents.





**Ground Floor**  
**Approximate Floor Area**  
**444 sq. ft.**  
**(41.3 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**431 sq. ft.**  
**(40.0 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.



