



**43 Hundred Acre Way,  
Red Lodge, Suffolk**

**DAVID  
BURR**





# 43 Hundred Acre Way, Red Lodge, Bury St Edmunds, Suffolk, IP28 8FQ

Red Lodge is a charming and pretty village located approximately 4 miles east of the popular horse racing town of Newmarket and 9 miles west of the historic market town of Bury St Edmunds. The village offers excellent local amenities including a garage and shop, local village public house/restaurant and village hall. The village offers excellent access to the A11 and A14 with Cambridge Science Park being 20 minutes 'drive and rail links less than a mile away in the neighbouring village of Kennett.

This modern three-bedroom terraced home is set within a sought-after development in Red Lodge. The property features a spacious sitting room, a stylish kitchen/dining area, and three well-sized bedrooms, including one with an en suite. A family bathroom completes the interior. Outside, you'll find an enclosed rear garden and off-street parking for two vehicles.

## **A modern three-bedroom terraced home in Red Lodge featuring an ensuite master bedroom and externally having an enclosed rear garden and off-street parking.**

### **Ground Floor**

**ENTRANCE HALL** With wood-effect flooring and stairs rising to the first floor. Door leading to:

**KITCHEN / DINING ROOM** Double aspect with windows to the front and rear. Range of base and wall units with work tops over inset sink with mixer tap overlooking rear garden. Integrated appliances include a double electric oven, electric hob with extractor above, plumbing and space for dishwasher, ample dining space with door leading to.

**UTILITY ROOM** With additional fitted storage and space and plumbing for a washing machine and tumble dryer. Cupboard under the stairs and door leading to the rear garden.

**SITTING ROOM** Double aspect room with glazed doors leading from the hallway, with a window overlooking the front aspect and doors leading to the rear garden.

**CLOAKROOM** Fitted with WC and hand wash basin.

### **First Floor**

**LANDING** With a window to the rear aspect and doors leading to

**MASTER BEDROOM** A spacious double with fitted wardrobes and a window to the front aspect.

**ENSUITE** Fitted with a shower cubicle, WC, hand wash basin, heated towel rail, and frosted window to front aspect.

**BEDROOM 2** A comfortable double room with fitted storage and a window to the front aspect.

**BEDROOM 3** With fitted wardrobes and a window to the rear aspect.

**FAMILY BATHROOM** With fitted bath, WC, hand wash basin, heated towel rail, and frosted window to rear aspect.



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## Outside

The property is approached via a low picket fence gate with a paved path to the front door and a low-maintenance shingled front garden. The rear garden features an artificial lawn, a patio ideal for alfresco dining, a shed, and rear gate access to off-street parking for multiple vehicles.

## Material Information

**SERVICES** Gas fired central heating to radiators. Mains water and drainage. Mains electricity connected. NOTE: None of these services have been tested by the agent.

**EPC C.**

**LOCAL AUTHORITY** West Suffolk District Council.

**COUNCIL TAX BAND C** (£1,396.48 annually)

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick construction.

**COMMUNICATION SERVICES** (source Ofcom)

Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.

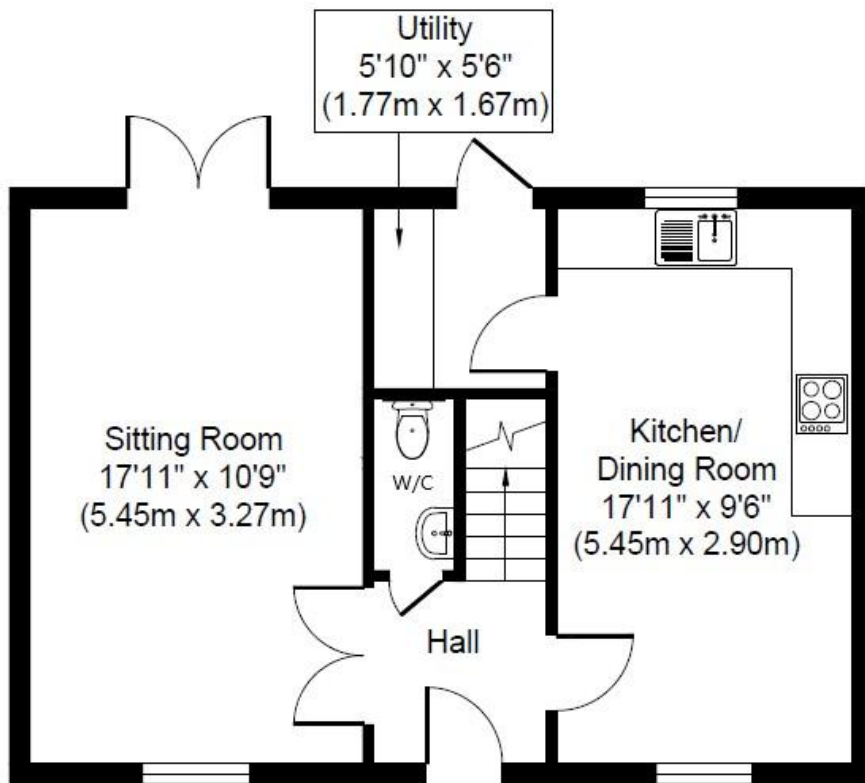
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** enable.occupations.pokers

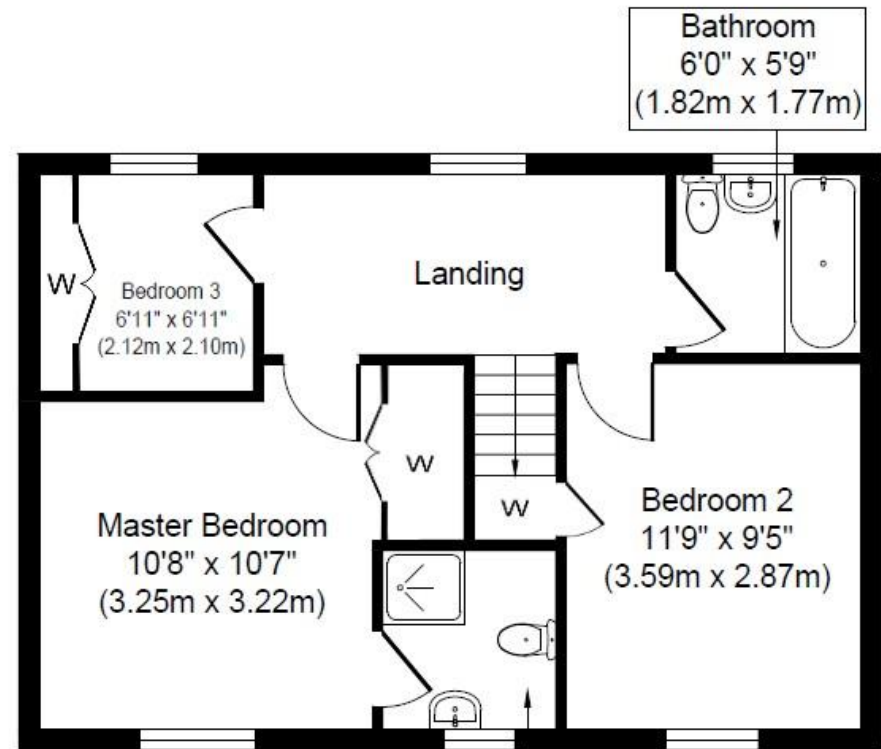
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**NOTICE** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.





**Ground Floor**  
**Approximate Floor Area**  
**473 sq. ft**  
**(43.98 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**473 sq. ft**  
**(43.98 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.



