

**DRAFT DETAILS**  
**33 LARCH WAY, RED LODGE**  
**BURY ST. EDMUNDS**  
**IP28 8YA**

Coakley & Theaker (OH) present: A well presented modern spacious detached family home, in this well-served NW village, convenient for the A14/A11. Hall, Cloakroom, Lounge, Kitchen/Dining Room, Utility Room, 4 Bedrooms - 1 En-Suite, Bathroom, Garage & Parking, Good Size **S/W-FACING GARDEN, IDEAL FAMILY/INVESTMENT.**



2134

**New Price Guide £325,000**

**\*\* NO STAMP-DUTY \*\***

HALL, CLOAKROOM, LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM, 4 BEDROOMS - 1 EN-SUITE, BATHROOM, GARAGE & PARKING, FRONT & GOOD SIZE SOUTH/WEST-FACING GARDEN, GAS FIRED RADIATOR HEATING, UPVC DOUBLE GLAZING & ROOFLINE, EXCELLENT ENERGY EFFICIENCY RATING OF B, IDEAL FOR FAMILY OR INVESTMENT PURCHASERS, WELL PRESENTED, LOCATED ON KINGS WARREN, CONSTRUCTED BY CREST NICHOLSON, VIEW ASAP.

**VIEWING:** Strictly by appointment with Coakley & Theaker.

**BURY ST. EDMUNDS**  
**01284 769691 • 01449 737706**  
**info@coakleyandtheaker.co.uk ♦ www.coakleyandtheaker.co.uk**



**DIRECTIONS :** From Bury St Edmunds, proceed along the A14 towards Newmarket. Turn off, signposted to Kentford and continue along to the crossroads. Turn right onto Herringswell Road, towards Red Lodge and continue along towards the village. At the roundabout, turn right into Hundred Acre Way and then take the second right turning into Larch Way. Proceed along, following the road around to the left, where the property is located on the left.

**HALL :** Approached via an outer canopy with part sealed unit glazed front door. Amtico wood-effect floor, built-in cloaks cupboard with consumer unit, stairs to first floor, telephone point, radiator.

**CLOAKROOM :** Contemporary modern white suite comprising wc with concealed cistern, wall-mounted wash basin with mixer tap, tiled splashbacks, Amtico wood-effect floor, LED downlight, extractor fan, radiator.

**LOUNGE : 5.94m (19'6") x 3.28m (10'9")** Oak storage cupboards and TV/display unit, oak skirting boards and window sills, TV points, telephone points, two radiators, UPVC windows to front and side, UPVC glazed double doors and side windows to side garden.

**KITCHEN/DINING ROOM : 5.94m (19'6") x 3.35m (11'0") + Bay** Range of modern white high-gloss base and wall mounted units, work surfaces and matching upstands, glass/foil finish mosaic tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with 'swan-neck' style mixer tap, inset Bosch gas hob with stainless steel splashguard and cooker hood over, built-in Bosch electric double oven/grill, pan-drawers, larder cupboard, integrated Bosch fridge/freezer, integrated Bosch dishwasher, breakfast bar, Amtico wood-effect floor, concealed lighting, LED downlights, radiator, UPVC windows to front and side, UPVC bay window to side.

**UTILITY ROOM : 2.24m (7'4") x 1.42m (4'8")** White high-gloss base unit, work surface and matching upstand, glass/foil finish mosaic tiled splashbacks, inset single drainer stainless steel sink unit with 'swan-neck' style mixer tap, Amtico wood-effect floor, plumbing for washing machine, wall mounted gas boiler, extractor fan, radiator, part sealed unit glazed door to rear.

**FIRST FLOOR LANDING :** Loft access, built-in airing cupboard housing Megaflo pressurised water system, radiator.

**BEDROOM 1 : 3.35m (11'0") x 3.05m (10'0")** TV point, telephone point, radiator, UPVC window to side.

**EN-SUITE :** Contemporary modern white suite comprising re-fitted tiled double shower enclosure with shower controls and both fixed and flexi-hose shower heads, wc with concealed cistern, wall-mounted wash basin with mixer tap, tiled splashbacks, wood-effect tiled floor, shaver point, LED downlights, extractor fan, chrome vertical radiator/towel rail, UPVC frosted window to rear.

**BEDROOM 2 : 3.40m (11'2") x 2.79m (9'2") + door recess** Fitted double wardrobe and shelved storage cupboard, radiator, UPVC window to side.

**BEDROOM 3 : 3.38m (11'1") x 3.02m (9'11") L-shaped Room** Maximum measurements. Open double wardrobe, radiator, UPVC windows to front and side.

**BEDROOM 4 : 2.77m (9'1") x 2.21m (7'3") + recess** Recess with fitted shelving unit, radiator, UPVC windows to front and side.

**BATHROOM : 2.01m (6'7") x 1.70m (5'7")** Contemporary modern white suite comprising panelled bath with mixer shower attachment, wc with concealed cistern, wall-mounted wash basin with mixer tap, tiled splashbacks, wood-effect tiled floor, shaver point, LED downlights, extractor fan, radiator, UPVC frosted window to front.

**OUTSIDE :** To the front of the property the garden is open plan, being laid to slate chipping beds and herbaceous borders, with a path to the front door. To the side, there is a shingle bed and borders, and a block-paved driveway, where there is an outside water tap. This provides vehicular standing for two cars and leads to a **GARAGE 5.56m (18'3") x 2.82m (9'3")**, with up and over style door, power and light connected and consumer unit. A gate provides access to the good size **SOUTH/WEST-FACING GARDEN**, which is enclosed by fencing and brick wall, being laid principally to lawn with borders, generous paved patio area and **GREENHOUSE**.

**VILLAGE & AREA :** Red Lodge is a popular village, offering amenities and facilities including a primary school, a good sized local supermarket, hairdressers, pharmacy, doctor's surgery, dental surgery, post office, pavilion and Millennium Centre and public house. More extensive amenities can be found in the nearby market town of Mildenhall and the headquarters of British racing, Newmarket (approx 5 miles), Cambridge (approx 15 miles) and Bury St Edmunds (approx 12 miles). Mildenhall is about 2 miles from the A11 Five Ways roundabout, which gives access to Thetford (approx 12 Miles), Norwich, Newmarket and Stansted Airport and London, via the M11.

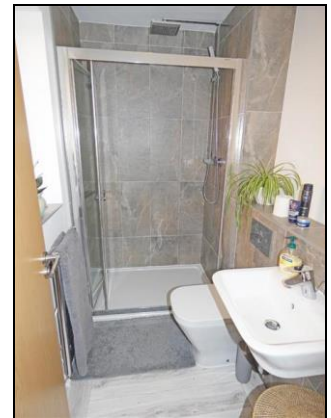
**BURY ST EDMUNDS & AREA :** Sitting amidst beautiful countryside, Bury St Edmunds is an historic town and the second largest in Suffolk. Surrounded by many picturesque villages, some of which offer good local amenities, it offers a wide range of cultural, educational and recreational facilities.

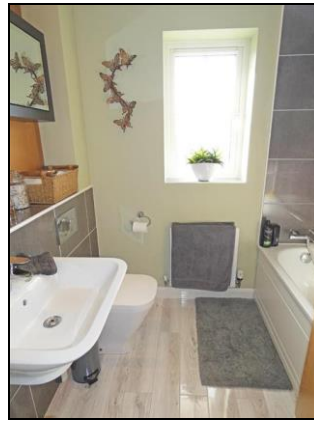
Features of particular note include St Edmundsbury Cathedral with its Millenium Tower, the famous Abbey Gardens with the original ruins and The Georgian Theatre Royal, which has recently been the subject of a restoration programme and The Apex, a live performance venue for concerts, comedy and dance, together with a contemporary art gallery. In addition, there are two cinemas, one of which is a multi-screen complex and a sports centre.

Bury St Edmunds and the surrounding villages boast excellent schools and further education is catered for at the West Suffolk College.

The town benefits from extremely good shopping facilities with a twice weekly market and a wide range of independent traders, national chains, five supermarkets and the arc shopping centre, opened in 2009. In addition, there are many pubs and restaurants which cater for a variety of tastes.

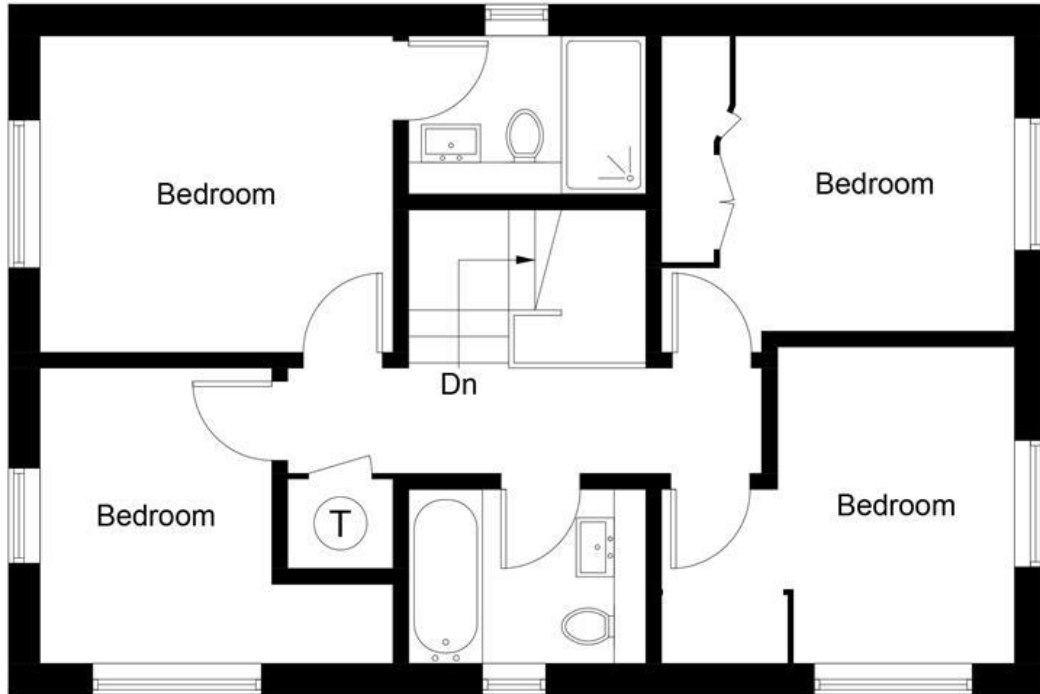
The A14 dual carriageway heading west from Bury St Edmunds provides easy access to Newmarket, Cambridge, the Midlands, Stansted Airport and London, via the M11. Stowmarket and Ipswich, both with direct rail links to London's Liverpool Street, the East Coast and the A12 are all readily accessed by heading east.



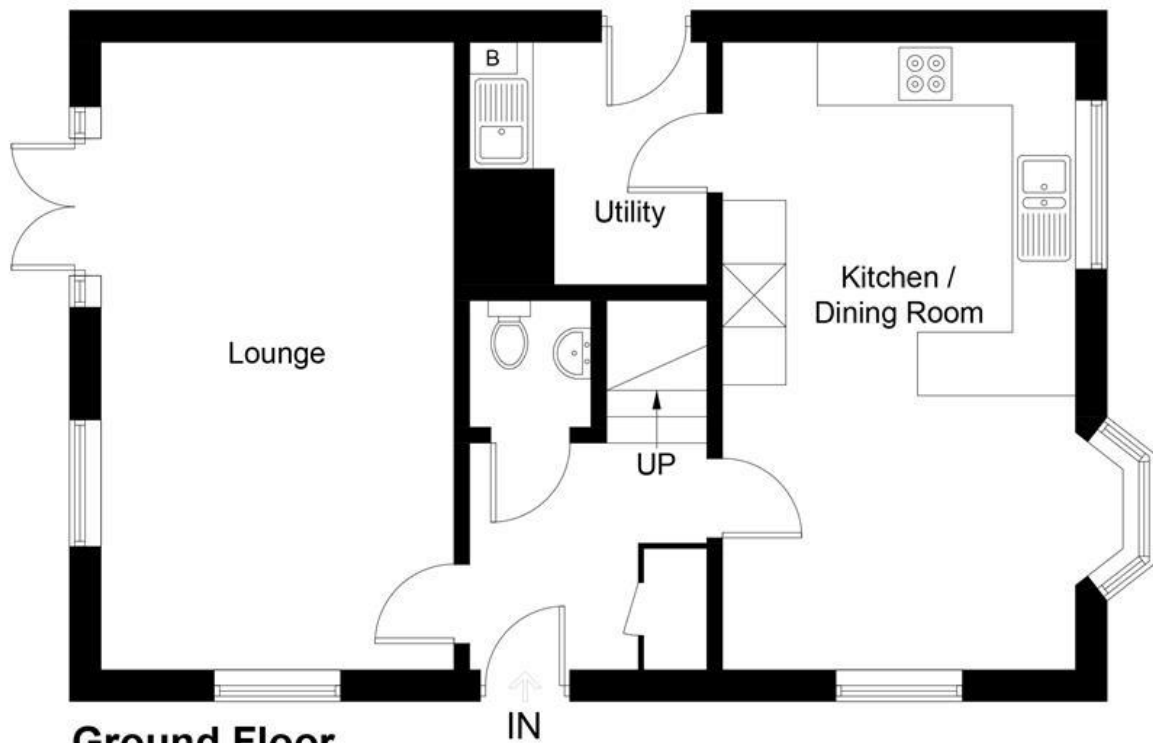


# 33 Larch Way, Red Lodge, IP28 8YA

Approximate Gross Internal Area = 111 sq m / 1195 sq ft



**First Floor**



**Ground Floor**

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

# Energy Performance Certificate



33, Larch Way, Red Lodge, BURY ST. EDMUNDS, IP28 8YA

Dwelling type: Detached house      Reference number: 2368-5017-7302-0857-4970  
 Date of assessment: 26 February 2013      Type of assessment: SAP, new dwelling  
 Date of certificate: 26 February 2013      Total floor area: 111 m<sup>2</sup>

### Use this document to:

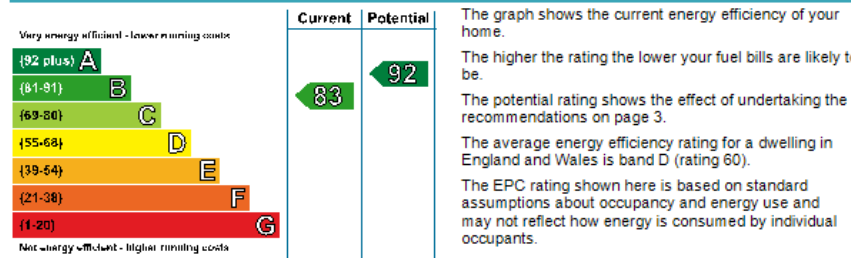
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,383
Over 3 years you could save	£ 99

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 939 over 3 years	£ 939 over 3 years	
Hot Water	£ 273 over 3 years	£ 174 over 3 years	
<b>Totals</b>	<b>£ 1,383</b>	<b>£ 1,284</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 99
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 678

**Consumer Protection from Unfair Trading Regulations 2008 (CPRs)** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

**General Data Protection Regulations (GDPR)** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.