



**Hawthorn Close, Red Lodge**

**Sheridans**







## Hawthorn Close, Red Lodge IP28 8GE

Guide Price £300,000

Well-maintained mid terrace modern town house providing flexible accommodation, two parking spaces and a low maintenance garden in a popular village with good facilities close to the A11, Newmarket and Cambridge.

The three storey property benefits from gas fired radiator central heating and double glazing with new carpets and cushioned floorings throughout the ground floor and bathrooms.

The accommodation, comprises of the hallway opening onto a bedroom, adjacent shower room, sitting room with French windows out to the garden and utility room. The entire first floor is given to the generously proportioned open plan kitchen/dining room and sitting room which features a Juliet balcony.

On the second floor there are three bedrooms, one with an en-suite shower, and a family bathroom.

### Outside

Outside there is a securely fenced garden laid to grass, with useful shed. The two parking spaces are found to the front of the property.

### Location

The village of Red Lodge benefit from local amenities including public houses, child friendly parks and playing field. There is a village supermarket, pharmacy and doctors surgery, hairdressers, post office, sports centre and primary

school. There is a local train station in Kennett also has a railway station, 3.8 miles away, with branch line connections direct to Cambridge and Ipswich, making the property highly commutable. Just 6.6 miles away, Newmarket, world famous as the headquarters of British horseracing, is home to many racing institutions including the National Stud, the National Horseracing Museum, Tattersalls and The Jockey Club. Newmarket itself provides a good range of amenities including schools, shops, supermarkets, hotels, restaurants and leisure facilities, including health clubs, a swimming pool and golf club; nearby Cambridge and Bury St Edmunds offer further amenities. There is excellent access to the A14 and A11 (M11) with fast road links to Cambridge, Norwich, Ipswich, the East Coast and London. Cambridge Audley End and Whittlesford Parkway offer direct rail lines into London, with the fastest trains taking under one hour. Stansted International Airport is approximately forty minutes' drive along the M11.

### Directions

Coming into Red Lodge from the A11 junction onto Warren Road, straight over the roundabouts past the St Christopher CEVC Primary School, take the next left hand turning onto Fennel Drive, follow the road around to the right and continue along Hundred Acre Way, take the first left hand turning onto Hawthorn Close and the property can be found on the left-hand side.

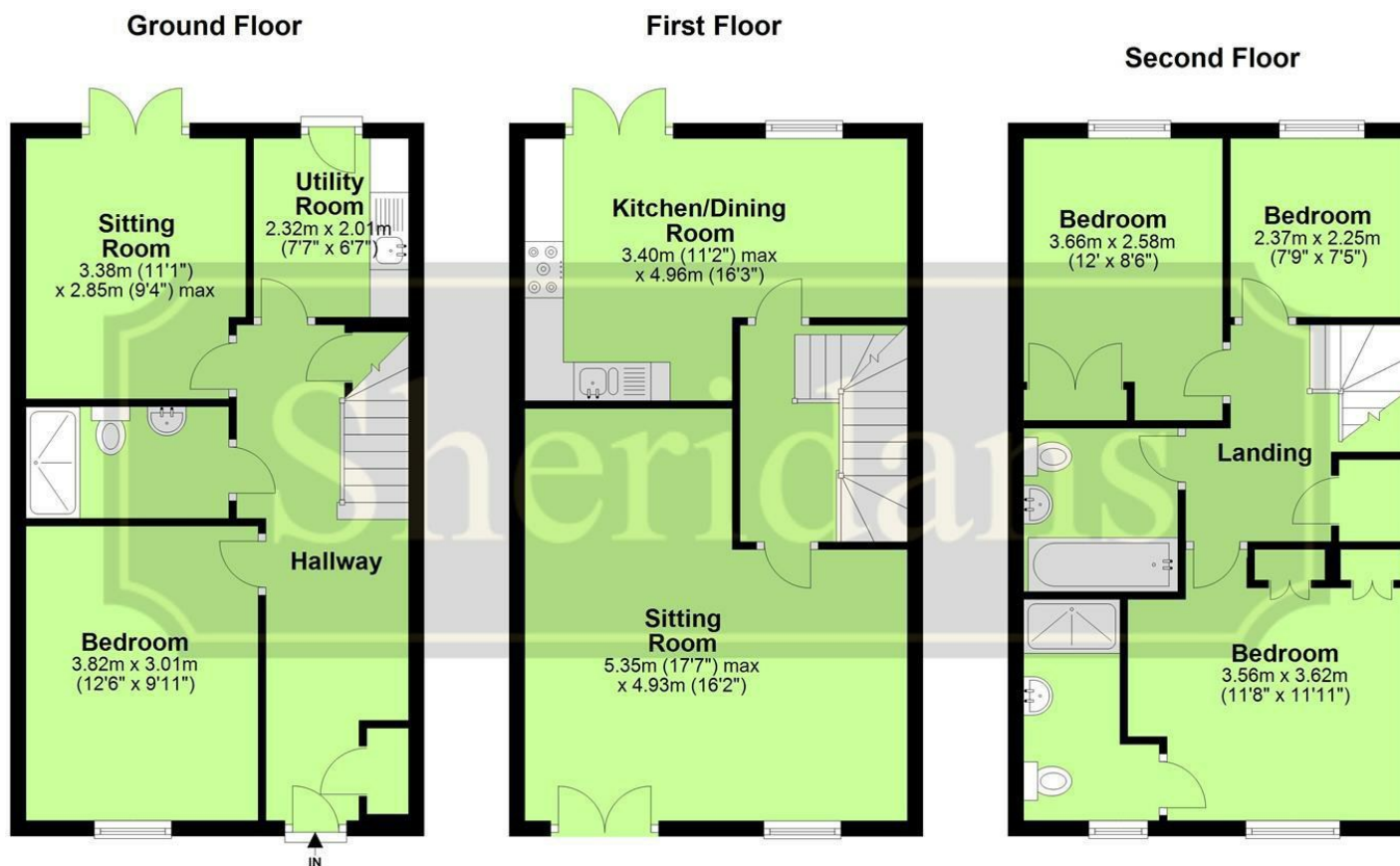
- No onward chain
- Ground floor bedroom and shower room
- Three further bedrooms
- Bathroom and ensuite shower room
- Well-equipped kitchen
- Easy access to village facilities
- Sitting room with French doors and Juliet balcony
- Downstairs snug with French doors leading to garden
- Utility room
- Parking for two vehicles

### Services

All mains services are connected. Council tax band D. EPC Rating: C.

No onward chain.





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 errors, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

#### Sheridans Estate Agents

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