



**11 Periwinkle Walk,  
Red Lodge**

**DAVID  
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# 11 Periwinkle Walk, Red Lodge, IP28 8ZG

The thriving village of Red Lodge is well-positioned on the Suffolk/Cambridgeshire border, offering excellent access to Newmarket, Bury St Edmunds and Cambridge. The village benefits from a growing range of amenities including a primary school, sports centre, local shops, a public house and woodland walks, making it popular with families and commuters alike. Road and rail links are easily accessible, with nearby connections to the A11 and rail services from Kennett and Newmarket.

Set within a desirable Red Lodge development, this attractive three-bedroom semi-detached home combines modern style with comfortable living. The property offers a spacious sitting room, a stylish kitchen/dining area, and three well-proportioned bedrooms, including one with en suite. A contemporary family bathroom completes the interior, while outside there is an enclosed garden and allocated parking for two vehicles.

## A stylish three-bedroom semi-detached home in a sought-after Red Lodge development, offering modern living, an en suite principal bedroom, enclosed garden, and parking for two.

### Ground Floor

**ENTRANCE HALL** Welcoming entrance with wood-effect flooring, storage cupboard, and stairs rising to the first floor.

**SITTING ROOM** A bright double-aspect space with French doors opening to the rear garden and a window overlooking the front aspect.

**KITCHEN / DINING ROOM** This modern double-aspect room features French doors to the rear garden and a front-facing window. Fitted with a range of eye and base-level storage units, inset 1.5 sink with mixer tap, and integrated appliances including oven with gas hob, fridge/freezer, and washing machine. There is ample space for a dining table and chairs.

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

### First Floor

**LANDING** With rear-aspect window, storage cupboard housing the gas boiler, and doors leading to the bedrooms and bathroom.

**BEDROOM 1** A spacious double bedroom with fitted wardrobes and a window to the front aspect.

**EN SUITE** Comprising shower cubicle, WC, wash hand basin, and obscured rear-aspect window.

**BEDROOM 2** A further double bedroom with a window to the front aspect.

**BEDROOM 3** A single bedroom, currently used as a home office, with a rear-aspect window.

**FAMILY BATHROOM** Fitted with a bath and shower mixer attachment, wash hand basin, WC, heated towel rail, and obscured window to the front aspect.

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## Outside

The property is approached via a paved path with a low-maintenance shingle front garden. To the rear, the enclosed garden is laid with artificial lawn and features a patio seating area, storage shed, raised beds, and a gate providing access to two allocated off-road parking spaces.

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

**LOCAL AUTHORITY** West Suffolk Council

**COUNCIL TAX BAND C.** (£2,023.22 per annum)

**EPC B.**

**TENURE** Freehold.

**CONSTRUCTION TYPE** Brick and block construction under tiled roof.

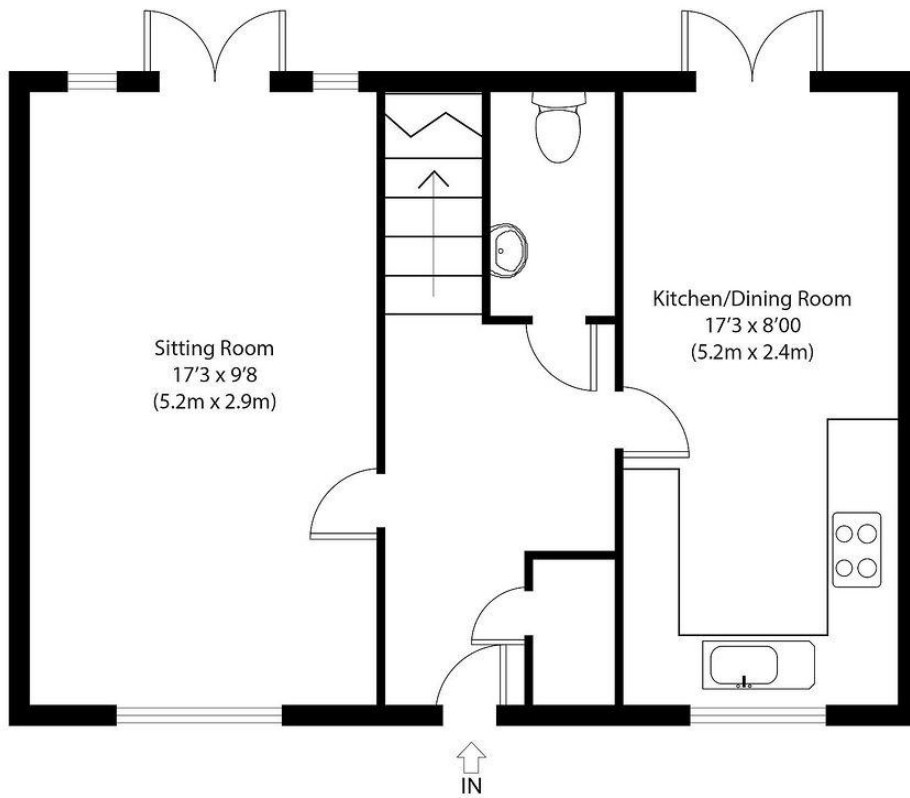
**COMMUNICATION SERVICES** (source Ofcom) Broadband: Yes. Speed: Up to 1800 mbps download, up to 220 mbps upload.  
Phone Signal: Yes. Provider: Coverage is likely with all providers.

**WHAT3WORDS** directive.configure.crucially

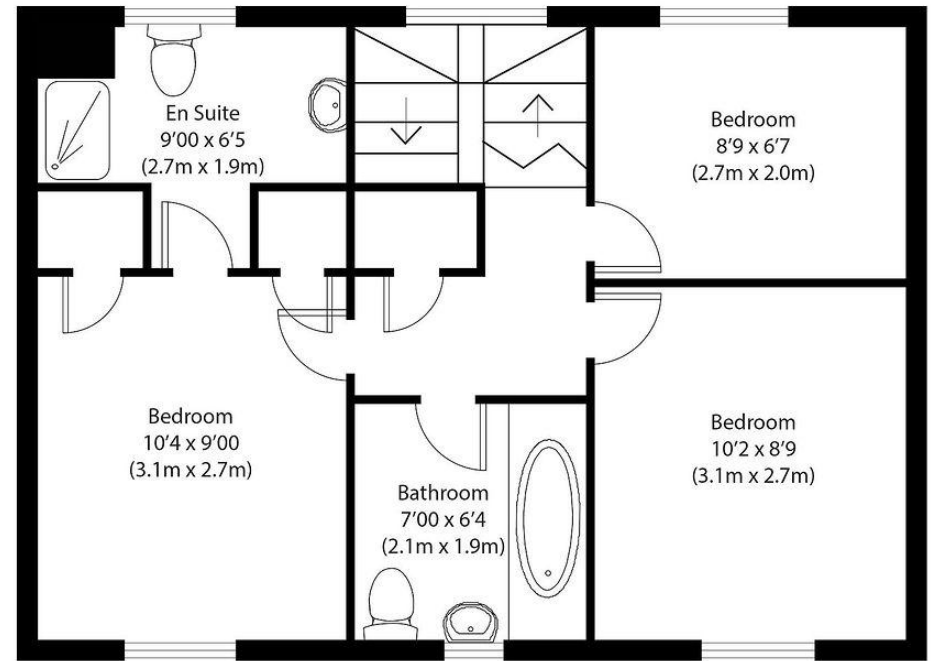
**VIEWING** Strictly by prior appointment only through DAVID BURR.

**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



First Floor



Approximate Gross Internal Area  
870 sq ft (81 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

