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Estate & Letting Agents

6 Berberis Drive - Asking Price £270,000

Red Lodge Bury St. Edmunds IP28 8XJ



"Consistently providing outstanding service to our clients"

Asking Price £270,000

The Property

A spacious and versatile three-bedroom semi-detached townhouse in Red Lodge, offering generous accommodation across three floors, a private rear garden, garage and parking making it an excellent choice for families, couples or anyone looking for flexible space with superb road links.

The ground floor opens with an entrance hall leading through to a comfortable living room, while to the rear is a well-proportioned kitchen/diner with plenty of room for everyday family life and entertaining. An adjacent utility area and separate W/C add further practicality.

On the first floor are two good-sized double bedrooms alongside the family bathroom, while the entire top floor is dedicated to the impressive main suite. This includes a spacious bedroom, built-in wardrobes, en-suite shower room and a useful dressing area with enough room for a dressing table, home working space or even a cot.

Outside, the property benefits from an enclosed rear garden, garage and parking space. The house offers excellent proportions throughout and is ready for a new owner to move in and put their own stamp on the space.

Red Lodge is ideally placed for access to the A11, making Newmarket, Bury St Edmunds and Cambridge all easily accessible. A fantastic opportunity to secure a substantial three-bedroom home in a well-connected location.

Please note these photographs were taken before occupation.

Agents Note

Please be aware that images of the property may have been digitally enhanced, edited, or staged using artificial intelligence, and may not reflect the current presentation or furnishings.

What the agent loves!

I genuinely think this is a really great-size three-bedroom home. So often with three-bedroom houses, the third bedroom can feel more like a box room, but here all three bedrooms feel genuinely usable. I especially love that the entire top floor is dedicated to the main suite as it gives it a real sense of privacy and makes the space feel that bit more special.

Features

- **SPACIOUS THREE-BEDROOM TOWNHOUSE**
- **THREE GENUINELY GOOD-SIZE BEDROOMS**
- **IMPRESSIVE TOP-FLOOR MAIN SUITE**
- **BUILT-IN WARDROBES & EN-SUITE**
- **COMFORTABLE SEPARATE LIVING ROOM**
- **FAMILY BATHROOM & GROUND FLOOR W/C**
- **KITCHEN/DINER WITH UTILITY AREA**
- **GARAGE & PARKING**
- **GREAT ACCESS TO A11, NEWMARKET, BURY ST EDMUNDS & CAMBRIDGE**
- **CHAIN FREE**





These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Energy Efficiency Rating	
Current	Potential
	Very energy efficient - lower running costs
	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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Sizes and dimensions are approximate, actual may vary.

