

A beautifully presented and very spacious four bedroom detached family home, built and finished to a high specification throughout, built using handmade 'Old Ivory' white Terca bricks and with the advantage of underfloor heating on both levels. The 'White House' is an individual property found in an enviable non-estate location within this well served, popular village. On the ground floor you have a welcoming entrance hall, impressive kitchen/breakfast room that has double doors opening into a separate dining room creating a wonderful open plan entertaining area. There are another two generously proportioned reception rooms, one leading into a part brick conservatory allowing for versatile living arrangements. Upstairs is a galleried landing leading to four double bedrooms and the four piece family bathroom, the master bedroom benefiting from en-suite shower room. Externally, the property is approached via electrically controlled double gates, along with pedestrian access gate that lead to a generous block paved driveway/courtyard area which is all enclosed by an attractive brick wall. The landscaped rear garden is enclosed by fencing and brick walls and is laid to lawn with borders and established specimen trees and roses. There is a generous paved patio area, outside water tap and a garden store.



ENTRANCE HALL UPVC part glazed front door, stairs rising to first floor with under stairs storage cupboard, doors into kitchen, family room and living room, tiled floor, spotlights.

KITCHEN/BREAKFAST ROOM 12' 3" x 11' 8" (3.75m x 3.58m) Double glazed window to rear, door into utility and glazed double doors into dining room. Range of wall and base mounted units and drawers including wine rack and pull-out larder with granite work surfaces over. Inset one and a half bowl sink with mixer tap, ceramic hob with stainless steel splash guard and stainless-steel cooker canopy over. Built-in electric oven/grill, integrated fridge/freeze and dishwasher, tiled floor, spotlights.



UTILITY ROOM Double glazed window to rear and part double glazed UPVC stable door to side. Wall and base mounted units and drawers with work surfaces over, inset single drainer stainless steel sink unit with mixer tap, integrated washing machine and tumble dryer, wall mounted Vaillant gas boiler, loft access, tiled floor, spotlights.



CLOAKROOM Frosted double glazed window to side, white suite comprising low level wc with concealed cistern, wash hand basin with mixer tap and vanity unit below, tiled floor, spotlights, extractor fan.

FAMILY ROOM 17' 0" x 11' 3" (5.19m x 3.45m) Double glazed bay window to front with window seat.

LIVING ROOM 19' 5" x 11' 6" (5.92m x 3.51m) Double glazed window to side and double glazed sliding patio doors into conservatory. The focal point of the room being an inset modern pebble and flame-effect electric fire, (an open fireplace or woodburning stove etc could be installed as there is a proper chimney), spotlights.

CONSERVATORY/GARDEN ROOM 12' 4" x 10' 1" (3.77m x 3.08m) Brick and UPVC double glazed construction with double doors to the side leading to the patio, tiled flooring.

LANDING Double glazed window to front, doors into all bedrooms and bathroom, loft access, built-in double airing cupboard housing pressurised water system, spotlights.

MASTER BEDROOM 13' 3" x 11' 2" (4.06m x 3.42m) Double glazed window to rear, door to en-suite, spotlights.

ENSUITE Frosted double glazed window to rear, white suite comprising tiled corner shower enclosure, low level wc, pedestal wash basin with mixer tap, tiled floor, spotlights, extractor fan.

BEDROOM TWO 12' 11" x 9' 5" (3.96m x 2.88m) Double glazed window to rear, spotlights.

BEDROOM THREE 12' 9" x 9' 5" (3.89m x 2.88m) Double glazed window to front, spotlights

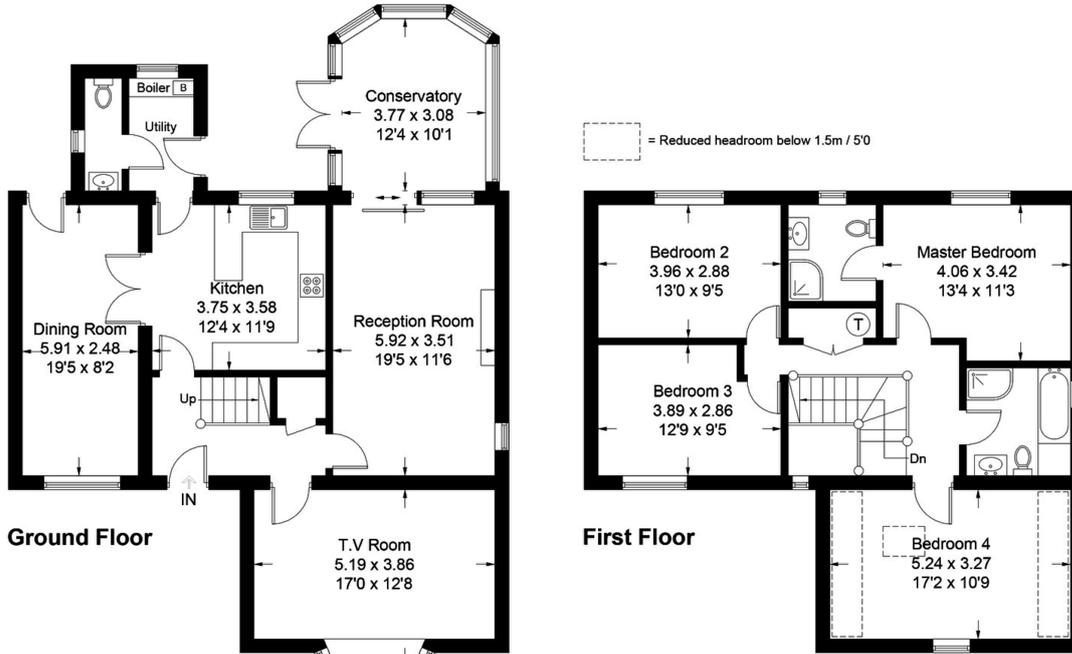
BEDROOM FOUR 17' 1" x 10' 7" (5.23m x 3.25m) Maximum measurement. Double glazed window to front, velux roof light window to side, sloping ceilings, spotlights.

BATHROOM 7' 10" x 7' 6" (2.41m x 2.29m) Frosted double glazed window to side, white suite comprising panelled bath, tiled corner shower enclosure, low level wc, pedestal wash basin with mixer tap, fully tiled walls, tiled floor, spotlights.



The White House, Red Lodge, IP28 8JQ

Approximate Gross Internal Area = 172 sq m / 1854 sq ft



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.

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10 Mill Road CB1 2AD
Telephone: 01223 356054
Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

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White House, Boundary Road, Red
Lodge, IP28 8JQ

£495,000 Freehold

An impressive four double bedroom detached family home with a bright and spacious layout, set in a fine non-estate location within this popular village.



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