



ACACIA CLOSE | RED LODGE

Family Home In Desirable Location Overlooking Well Kept Greenspace

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Guide Price £399,995 Freehold

FEATURES

- Walking distance to Local Schools, Shops, Doctors and Dentist.
- Easy Access to A11/A14
- Three Reception Rooms
- Kennett Train Station approximately 2.9miles away with links to Cambridge
- Well kept communal green to front of the property with mature trees
- Superb location for a young family with parks and open green space in easy reach
- Estate Management Charge TBC

DESCRIPTION

Modern four bedroom detached family home on the edge of a popular modern development, in an enviable position overlooking communal green area. Accommodation comprises entrance hallway that leads to a large lounge area as well as a separate room ideal for use as a study/playroom, a cloakroom completed with W.C and under-stairs storage are also situated on the ground floor.

Large kitchen/breakfast area opening into the dining room represents the perfect space to entertain and relax. The kitchen also has a very useful utility room. First floor benefits from master bedroom, completed with fitted wardrobe space and an en-suite. Three further double bedrooms, one with fitted wardrobes. Enclosed garden to rear mainly laid to lawn with patio and raised decking area. Single Garage and ample off road parking.

Entrance Hall

Laminate flooring, stairs to first floor. Part glazed door to front. Under-stairs storage cupboard.

Sitting Room 15'1" x 10'11" (4.61m x 3.32m)

Double doors and windows leading to rear garden. Dado rail and coving.

WC

Low level WC, hand wash basin. Decorative bespoke penny flooring.



ACCOMMODATION

Study 7'2" x 7'8" (2.18m x 2.33m)

Window to front aspect overlooking communal green area.

Kitchen/Breakfast Room 13'3" x 9'4" (4.03m x 2.84m)

Wide range of wall and base units with four ring gas hob, extractor over and double oven below. One and a half bowl sink with drainer, integrated dishwasher and fridge/freezer. Feature under cupboard lighting, breakfast bar and tiled splash-backs. Double doors and windows leading to rear patio area.

Utility 6'2" x 6'1" (1.89m x 1.86m)

Selection of wall and base units. Enclosed wall mounted gas boiler. Integrated washing machine with space for dryer. Stainless steel sink with drainer and window to rear aspect.

Dining Room 9'1" x 9'4" (2.76m x 2.84m)

Window to front aspect overlooking communal green area. Decorative panelling.

First Floor Landing

Loft access and Airing cupboard.

Master Bedroom 12'2" x 11'2" (3.71m x 3.40m)

Window to front aspect, fitted wardrobes.

En-suite

Single shower cubicle. low level WC, hand wash basin and window to front aspect.

Bathroom

Part tiled, panel bath with shower over. Pedestal sink and low level WC. Decorative panelling, window to rear aspect.

Bedroom 2 10'6" x 9'7" (3.20m x 2.93m)

Window to rear aspect, fitted wardrobes with sliding mirrored doors.

Bedroom 3 10'4" x 9'7" (3.16m x 2.93m)

Window to front aspect, feature timber wall.

Bedroom 4 8'10" x 10'6" (2.70m x 3.20m)

Window to rear aspect.

Outside

Front garden with well maintained hedging. Gated access to rear garden, mainly laid to lawn with patio and raised decking area. Timber shed and flower beds.

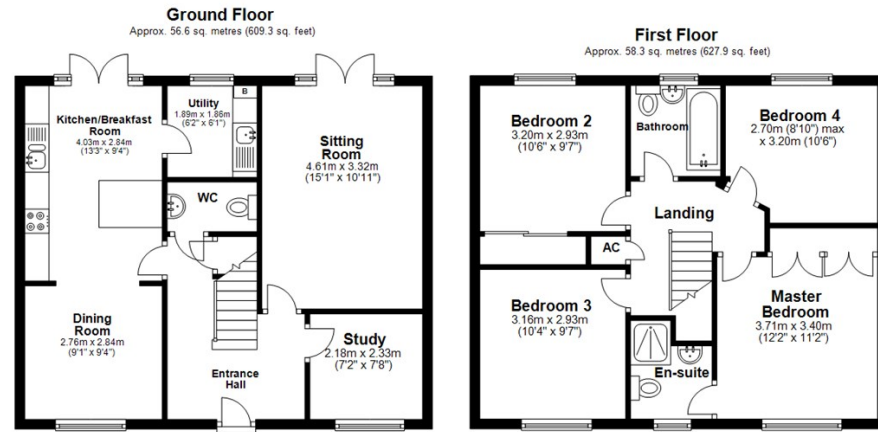
Parking & Garage

Garage situated en-bloc with up and over door and ample parking in front of garage.









Total area: approx. 114.9 sq. metres (1237.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clarke Philips Ltd 2021. Plan produced using PlanUp.

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Council Tax Band : D

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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