



GORSE CLOSE | RED LODGE

Detached Family Home in Central Village Location

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### Guide Price £318,000 Freehold

#### **FEATURES**

- Walking Distance to Schools, Shops, Doctors & Nature Reserve
- Generous Kitchen/Diner
- Easy Access to A11/A14 and Kennett Train Station
- Living Room with Log Burner
- Large garden to the rear
- Virtual Tour Available
- Oil Central Heating System

#### **DESCRIPTION**

Clarke Philips are pleased to offer this four bedroom detached home, location in a central village cul-de-sac walking distance to Schools, Shops, Doctors and Nature Reserve. Comprising of a living room with log burner, kitchen diner perfect for entertaining and downstairs WC. The garage has been converted into and additional kitchen area, however could be converted for a variety of uses (stp). Upstairs offers four well sized bedrooms and a family bathroom. Outside the property is approached via a private driveway and front garden. Enclosed garden to the rear with a raised lawn area with decking.

#### **Entrance Hall & Utility Cupboard**

Window and door to front aspect. Stairs to first floor. Cupboard housing oil fired boiler. Double cupboard below stairs with plumbing for washing machine.

# Part converted garage/storage area 15'9" x 7'4" (4.81 m x 2.24m)

Window to front and French doors to the rear. Wide range of base and larder units. Electric range cooker with extractor over. Breakfast bar and wood effect flooring.







#### **ACCOMMODATION**

#### Living Room 16'10" x 12'0" (5.14m x 3.66m)

Window to front aspect. Log burner and wood effect flooring.

#### Kitchen/Diner 9'10" x 18'3" (3.00m x 5.55m)

Spacious room with ample wall and base units, electric range cooker with extraction hood above. Space and plumbing for dishwasher and space for fridge/freezer. Feature under cupboard lighting and display units. Window and sliding patio doors leading to rear garden.

#### **Downstairs WC**

Low level WC, hand wash basin and window to side aspect.

#### **First Floor Landing**

Window to side aspect. Airing cupboard.

Bedroom 1 13'1" x 8'11" (3.98m x 2.72m) Window to rear aspect.

Bedroom 2 13'1" x 9'0" (3.98m x 2.74m)

Window to rear, built in wardrobe.

Bedroom 3 9'11" x 8'5" (3.03m x 2.56m)

Window to front aspect.

Bedroom 4 11'7" x 9'6" (3.53m x 2.90m)

Window to front aspect.

#### Bathroom

Fully tiled bathroom with panel bath and shower over. Low level WC, hand wash basin. Window to side aspect and heated towel rail.

#### Outside

Outside the property is approached via a private driveway and front garden. Enclosed garden to the rear with a raised lawn area with decking. UPVC Oil tank enclosed by fencing.

#### **Material Information**

Electric Supply - Mains
Water Supply - Mains
Sewerage - Mains
Heating sources - Oil
Broadband Connected - Yes
Broadband Type - Ultra
Mobile Signal/Coverage - Good
Rights of Way, Easements, Covenants - None that the seller is aware of











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# Spacious Living Accommodation Throughout



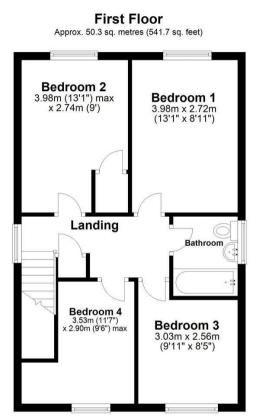


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Council Tax Band : C

# Approx. 60.3 sq. metres (649.2 sq. feet) Kitchen/Diner 3.00m x 5.55m (9'10" x 18'3") Livina **Part** Room converted 5.14m x 3.66m Garage / (16'10" x 12') Storage Area 4.81m x 2.24m (15'9" x 7'4") **Entrance**

**Ground Floor** 



Total area: approx. 110.6 sq. metres (1190.9 sq. feet)

#### 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

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

