



BLUEBELL RISE | RED LODGE

Family Home - Small Cul-de-Sac on Edge of Development

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Guide Price £375,000 Freehold

FEATURES

- Edge of Estate Location - Close to public footpaths and recreation ground
- Walking distance to Local Primary Schools, Doctors, Shops & Dentist
- NO CHAIN
- Generous garden to rear with fantastic seating area
- Good transport links A11/A14 & Kennett Train Station within Easy Reach with links to Cambridge
- Recently Built by Crest - Remainder of NHBC Cert - Approximately 6 years
- Virtual 3D Tour Available
- Parking & Oversized Garage

DESCRIPTION

****GUIDE PRICE £375.000 to £385.000 ** OFFERED WITH NO CHAIN** - Well presented family home set in a small cul-de-sac on the edge of Red Lodge. Comprising of kitchen/diner, downstairs WC and generous lounge leading into the rear garden with patio and raised decking area with pergola above. Upstairs the property offers four bedrooms with en-suite and built in wardrobes to the master and a family bathroom. Private driveway to the front of the property leading to an oversized garage to the side.

Entrance Hall

Wood effect flooring, Built in coat cupboard and under-stairs storage cupboard.



ACCOMMODATION

Kitchen/Diner 17'2" x 9'3" (5.23m x 2.83m)

Wide range of wall and base units with integral dishwasher, fridge/freezer and washing machine. Low profile quartz work-surfaces with inset sink. Four ring gas hob with extractor over and double oven below. Window to front aspect and wood effect flooring.

Living Room 13'3" x 17'0" (4.05m x 5.17m)

French doors and windows leading to rear garden.

WC

Low level WC, hand wash basin and wood effect flooring.

First Floor Landing

Airing cupboard housing gas boiler. Further storage cupboard and loft access.

Master Bedroom 13'4" x 10'0" (4.07m x 3.05m)

Window to rear aspect. Built in double wardrobe with sliding doors.

En-suite

Tiled shower cubicle, hand wash basin and low level WC. Heated towel rails and part tiled walls.

Bedroom 2 10'6" x 10'0" (3.21m x 3.05m)

Window to front aspect.

Bedroom 3 10'6" x 6'8" (3.20m x 2.04m)

Window to front aspect.

Bedroom 4 10'5" x 6'8" (3.17m x 2.04m)

Window to rear aspect.

Bathroom 6'8" x 5'8" (2.02m x 1.72m)

Panel bath with shower hose attachment. Enclosed WC, hand wash basin and part tiled walls. Heated towel rail.

Garage & Parking

Up and over door, pedestrian door to the rear. Power alight light. Parking to the front of garage on private driveway.

Outside

Block paved driveway to the front of the property. Low maintenance stone front garden. Enclosed garden to the rear mainly laid to lawn with patio area and raised decking with pergola over. Selection of well stocked flower beds.

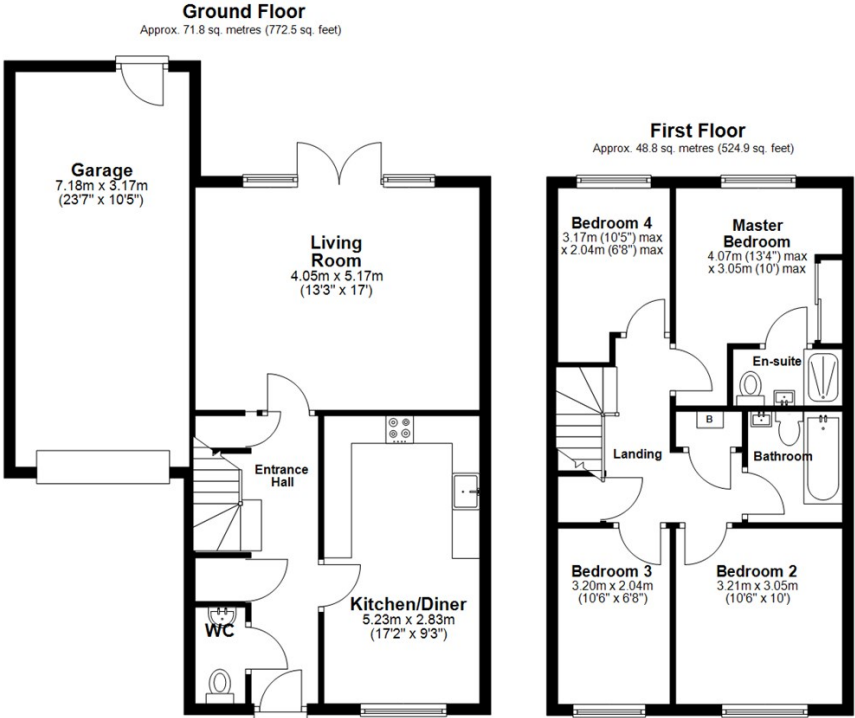
Material Information

The estate management charge for 2025 is £100.71 and this is with Remus









Total area: approx. 120.5 sq. metres (1297.3 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 Phillips Ltd 2021.

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01638 750241
info@clarkephilips.co.uk
www.clarkephilips.co.uk

Council Tax Band : D

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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.

