



CARNATION WAY | RED LODGE

Spacious Open Plan Living - Recently Refurbished

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Guide Price £250,000 Freehold

FEATURES

- Moments walk from Red Lodge Heath
- Walking distance to Local Schools, Shops, Doctors and Dentist
- Excellent Transport Links via A11/A14 and Kennett Train Station
- NO CHAIN
- Garage en-bloc & Parking
- Extended to the rear of property
- Virtual 3D Tour Available
- Refurbished throughout

DESCRIPTION

Clarke Philips are pleased to offer with no chain this extended two bedroom semi-detached bungalow in Red Lodge. Offering spacious open plan living to the rear of the property making this a fantastic property for entertaining. Separate Study, utility area and family bathroom. Moments walk to Red Lodge heath, doctors, shops and schools.



ACCOMMODATION

Entrance Hall

Loft access and PIV (Positive input ventilation) system.

Kitchen/Dining Room 9'1" x 20'3" (2.76m x 6.17m)

Wide selection of wall and base units with built in eye-level double oven, electric hob with extractor over. 1 1/1 bowl sink with drainer inset in laminate work surface. space for dishwasher and fridge/freezer. Wood effect flooring. Window and sliding patio doors leading to the rear garden. Opens to;

Living Room 9'11" x 11'1" (3.02m x 3.37m)

Wood effect flooring.

Study 5'6" x 10'11" (1.68m x 3.33m)

Wood effect flooring and ceiling light tube.

Bedroom 1 12'2" x 10'11" (3.70m x 3.33m)

Window to front aspect.

Bedroom 2 8'2" x 8'11" (2.50m x 2.73m)

Window to front aspect.

Bathroom

Panel bath with shower hose attachment, low level WC, pedestal hand basin and separate shower cubicle. Window to side aspect.

Utility 4'6" x 5'11" (1.37m x 1.81m)

Window to side aspect. Space and plumbing for washing machine/dryer.

Outside

Front garden is mainly laid to lawn with gated access leading to rear garden. Enclosed rear garden mainly laid to lawn with generous patio area and raised decking area. UPVC oil tank and external Oil fired boiler.

Garage & Parking

Single garage en-bloc with parking to the front.

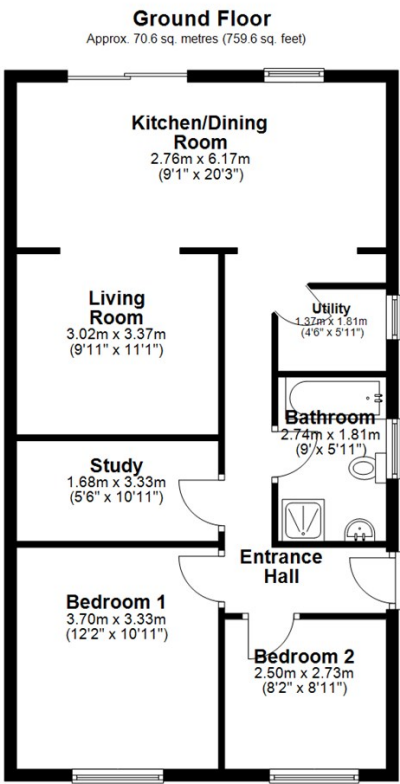




Red Lodge Heath



Extended to the rear of the property



Total area: approx. 70.6 sq. metres (759.6 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 misstatement. 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.
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Council Tax Band :

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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.

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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.

