



CARNATION WAY | RED LODGE

Two Bedroom Semi-Detached Bungalow With Garage & Driveway

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Guide Price £250,000 Freehold

FEATURES

- Living Room with Log Burner
- Stylish Open Plan Kitchen /Dining Room. Separate Utility Room
- Modern Shower Room
- Garage and Driveway Parking
- Walking distance to Local Schools, Shops, Doctors & Pharmacy
- Walking distance to Red Lodge Heath Ideal for dog walks
- Conveniently Located For Access To The A11 / A14
- Virtual 3D Tour
- Oil Fired Central Heating

DESCRIPTION

A superbly presented and deceptively spacious two-bedroom semi-detached bungalow, set on a generous plot within this sought-after village. The property offers well-designed semi-open-plan living, featuring a modern kitchen with breakfast bar, a useful utility area, and a bright living room centred around a cosy log burner. The layout provides clearly defined yet connected spaces, creating an excellent flow throughout. Externally, the home benefits from a garage and ample driveway parking. Early viewing is highly recommended.

Entrance Hall

Two storage cupboards. Loft Access.

Living Room 15'8" x 10'9" (4.77m x 3.28m)

Wood burner. Wood effect flooring, opening to;



ACCOMMODATION

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

Wide range of wall and base units with breakfast bar. Electric cooker with extractor over and stainless steel sink. Window and sliding patio door leading to rear garden.

Utility Area 8'4" x 8'11" (2.55m x 2.72m)

Space and plumbing for washing machine, dryer dishwasher and fridge/freezer. Storage space in open cupboard and door leading to side access.

Bedroom 1 12'4" x 10'9" (3.75m x 3.28m)

Bow window to front aspect.

Bedroom 2 8'1" x 8'11" (2.47m x 2.72m)

Bow window to front aspect.

Shower Room

Modern shower room with low profile walk in shower, low level WC and hand wash basin. Window to side aspect.

Outside

Enclosed garden to the rear with gated access. Mainly laid to lawn with generous patio area. Timber storage shed. Oil fired boiler and oil tank.

Parking & Garage

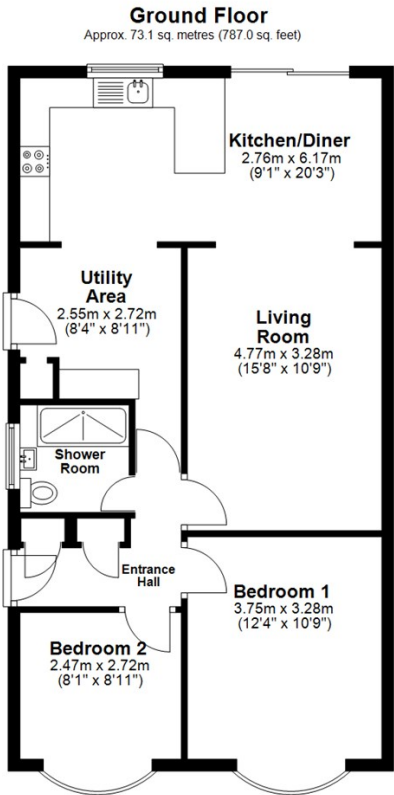
Private drive to the side of property approaching a single garage with up and over door with power & light inside.







Spacious Semi Open-Plan Living Accommodation



Total area: approx. 73.1 sq. metres (787.0 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. Plan produced using PlanUp.

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Council Tax Band : B

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	