



## Juniper Road, Red Lodge

EPC Rating 71

**Guide Price £285,000**

- 3 bedroom detached house
- Open plan living area
- Main bedroom with en-suite
- 2 further bedrooms
- Family bathroom and cloakroom
- CHAIN FREE
- Gas central heating
- Off road parking with garage
- West Suffolk Council Tax Band C
- Great transport links to the A11 and A14



**JUNIPER ROAD, RED LODGE** Offered to the market CHAIN FREE is this three bedroom detached house in the village of Red Lodge. Internally the property offers an open plan living/dining/kitchen area with main bedroom boasting an en-suite, two further bedrooms and family bathroom. Externally a generous enclosed rear garden and garage with parking.

**ENTRANCE HALL** With tiled flooring, storage cupboard and stairs rising to first floor.

**LIVING ROOM** 15' 7" x 11' 10" (4.75m x 3.61m) With carpet flooring, pendant lighting, bay window to the side and additional window to the front.

**DINING ROOM** 15' 7" x 12' 9" (4.75m x 3.89m) With patio doors leading to the garden, tiled flooring and recessed lighting.

**KITCHEN** Modern wood effect kitchen with black speckled worktop with integrated electric hob with oven below and extractor fan above. Space and plumbing for a washing machine, dishwasher and a fridge/freezer. Tiled flooring, recessed lighting and window to the side.

**FIRST FLOOR** With loft access and a storage cupboard housing hot water tank.

**BEDROOM ONE** 13' 4" x 11' 5" (4.06m x 3.48m) Double bedroom with carpet flooring, pendant lighting and windows to front and side.

**EN-SUITE** Three piece suite comprising tiled shower cubicle, pedestal wash basin and WC. Tiled flooring, recessed lighting and extractor fan.

**BEDROOM TWO** 10' 5" x 8' 8" (3.18m x 2.64m) With built in double wardrobe, carpet flooring, pendant lighting and window to the rear.

**BEDROOM THREE** 9' 5" x 6' 6" (2.87m x 1.98m) With carpet flooring, pendant lighting and window to the rear.

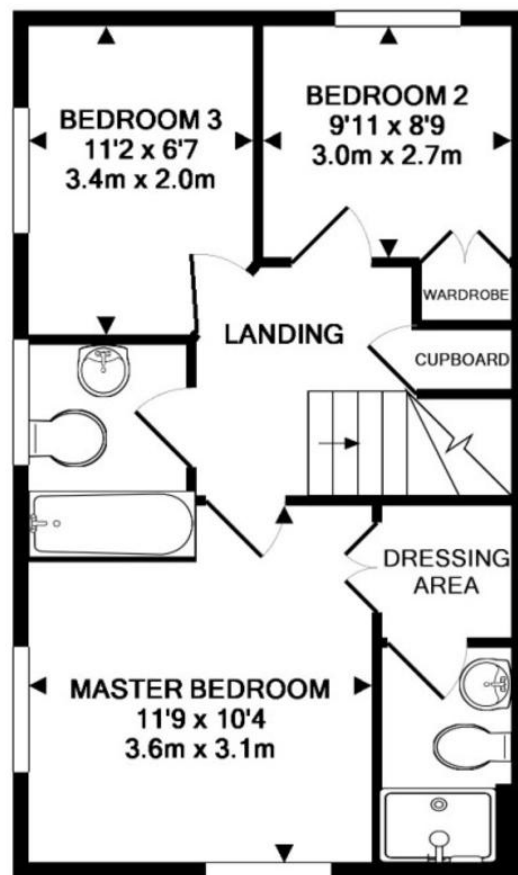
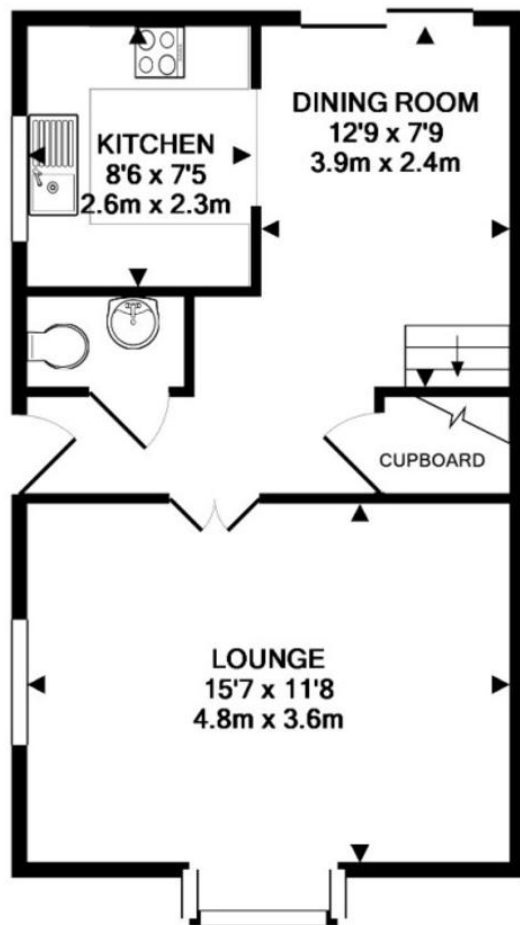
**BATHROOM** Three piece suite comprising panelled bath with hand shower attachment, pedestal wash basin and WC. Tiled flooring, recessed lighting and window to the front.



**OUTSIDE** To the front is a small lawn area with shrub border and pathway leading to the front door. The rear garden is mainly laid to lawn with small patio area and path leading to garage.

To the side of the property is a single driveway leading to the garage with up and over door and personal door into the garden.





### COUNCIL TAX BAND

Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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