



Acorn Way, Red Lodge

EPC Rating 77

Guide price £285,000

- 3 bedroom terrace townhouse
- Spacious kitchen/dining room
- Living room
- Main bedroom with fitted wardrobes and en-suite
- Rear enclosed garden
- Garage on block with parking in front
- West Suffolk council tax band D
- Gas central heating
- Great transport links to the A11 and A14



ACORN WAY, RED LODGE Offered to the market is a 3 bedroom townhouse in the village of Red Lodge. Arranged over 3 floors the property offers a spacious family kitchen/dining area, first floor living room, 3 bedrooms, family bathroom and cloakroom. Externally there is a rear enclosed garden and garage with parking for 1 car.

ENTRANCE HALL With stairs rising to the first floor.

CLOAKROOM 2 piece suite comprising pedestal wash basin and WC. Vinyl flooring, window to the front and cupboard housing gas fired boiler.



KITCHEN/DINER 27' 0" x 14' 10" (8.23m x 4.52m) To one end the kitchen offers a good range of wall and base units benefit a black worktop with tile splash-back. Integrated appliances include a dishwasher, fridge/freezer and 6 ring gas range style cooker with extractor above. Space and plumbing for a freestanding washing machine, under-stair storage cupboard, tiled flooring and recessed lighting. The kitchen leads into the dining space with French doors opening to the rear garden.



FIRST FLOOR With stairs rising to the second floor.

LIVING ROOM 14' 0" x 12' 6" (4.27m x 3.81m) With 2 window to the rear.

BEDROOM ONE 9' 3" x 9' 2" (2.82m x 2.79m) Double bedroom with built in double wardrobe, door leading to adjoining en-suite and 2 windows to the front.

EN-SUITE With ceramic tiled corner shower cubicle, WC and pedestal wash basin. Part tiled walls, tiled floor, extractor unit and recessed lighting.

SECOND FLOOR With storage cupboard housing hot water cylinder and loft space access.

BEDROOM TWO 12' 6" x 8' 5" (3.81m x 2.57m)
Double bedroom with 2 separate built in double wardrobes and 2 windows to the front.

BEDROOM THREE 12' 6" x 8' 2" (3.81m x 2.49m)
Double bedroom with window to the rear.

BATHROOM 3 piece white suite comprising of a curved panelled bath with hand shower attachment, WC and pedestal wash basin. Part tiled walls, tiled floor, extractor unit, shaver point and recessed lighting.

OUTSIDE To the front there is a small lawn area with established box shrubs and pathway to the main entrance door. To the rear is mainly laid to lawn with a patio area seating, exterior light. The garden is fully enclosed by brick and fence boundaries with a gate to the rear leading to the single garage on block with parking in front for 1 car.

AGENT NOTES Please be aware the property is subject to estate management charges of approx. £290 PA.



The Portman

a three bedroom home

Ground floor		
Kitchen/ Dining area	4.55 x 3.80	14' 11" x 12' 8"
Family room	3.80 x 3.50	12' 5" x 11' 6"
First floor		
Sitting room	4.37 x 3.80	14' 0" x 12' 6"
Bedroom 1	2.62 x 2.80	8' 3" x 9' 2"
Second floor		
Bedroom 2	3.80 x 2.58	12' 6" x 8' 5"
Bedroom 3	3.80 x 2.50	12' 6" x 8' 2"

The Portman (A238 J-3 VI) This floorplan has been produced for illustrative purposes only. All dimensions shown are maximum and exclude wardrobes and en suites. The dimensions have tolerances of +/- 50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales manager.

*Window layout applies to plot 22 only, please see sales manager for further details.



⊕	alarm light	wd	panic detector
⊕	product light	in	mainline
□	recessed downlighting	is	ceiling pocket
⊕	double switched socket outlet	sw	switching position
⊕	single switch socket outlet	sw	diffuser
⊕	telephone point	tdp	interphone
⊕	TV aerial socket	vt	hot water cylinder
⊕	valve	v	valve

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.