



## **Berberis Drive, Red Lodge**

EPC Rating 80

**Guide price £260,000**

- 3 Bedroom semi-detached house
- CHAIN FREE
- Kitchen/diner with appliances
- Living room
- Main bedroom with wardrobe and en-suite
- Cloakroom and Family bathroom
- Rear enclosed garden
- Allocated parking
- West Suffolk Council tax band C
- Great transport links to the A11 and A14





**BERBERIS DRIVE, RED LODGE** Offered to the market **CHAIN FREE** is a semi-detached house in the village of Red Lodge. Internally the property offers a kitchen/diner with appliances, living room, main bedroom with en-suite, 2 further bedrooms, cloakroom and family bathroom. Externally there is a spacious low maintenance garden and 2 allocated parking spaces.

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

**LIVING ROOM** 15' 1" x 10' 6" (4.6m x 3.2m) A light and spacious room with window to front and patio door to rear garden.



**KITCHEN/DINER** 15' 1" x 9' 2" (4.6m x 2.79m) With a range of cream wall and base units beneath complimentary black speckled work surfaces. Inset stainless steel sink unit, space and plumbing for a washing machine, fridge/freezer and integrated dishwasher. Integrated 4 ring electric hob with stainless steel splash back, oven below and extractor unit above. Wood effect laminate flooring, with window to front and patio doors to rear.

**CLOAKROOM** With a 2 piece white suite comprising WC and wall mounted wash basin with splash back tiling and extractor unit.



**FIRST FLOOR** With storage cupboard and loft access.

**BEDROOM ONE** 10' 4" x 9' 2" (3.15m x 2.79m) Double bedroom with built in double wardrobe, window to the rear and door into the adjoining en-suite.

**EN-SUITE** With a double tiled shower cubicle, wash basin and WC and wood effect laminate flooring and extractor unit.

**BEDROOM TWO** 10' 6" x 7' 9" (3.2m x 2.36m) Double bedroom with window to front.

**BEDROOM THREE** 10' 6" x 6' 11" (3.2m x 2.11m)  
With window to rear.

**BATHROOM** With a 3 piece suite comprising  
panelled bath with part tiled wall, wash basin  
and WC. Extractor unit, wood effect laminate  
flooring and a window to the front.

**OUTSIDE** To the front of the property there is a  
small gravelled area with established shrubs  
and a path to the main entrance door.

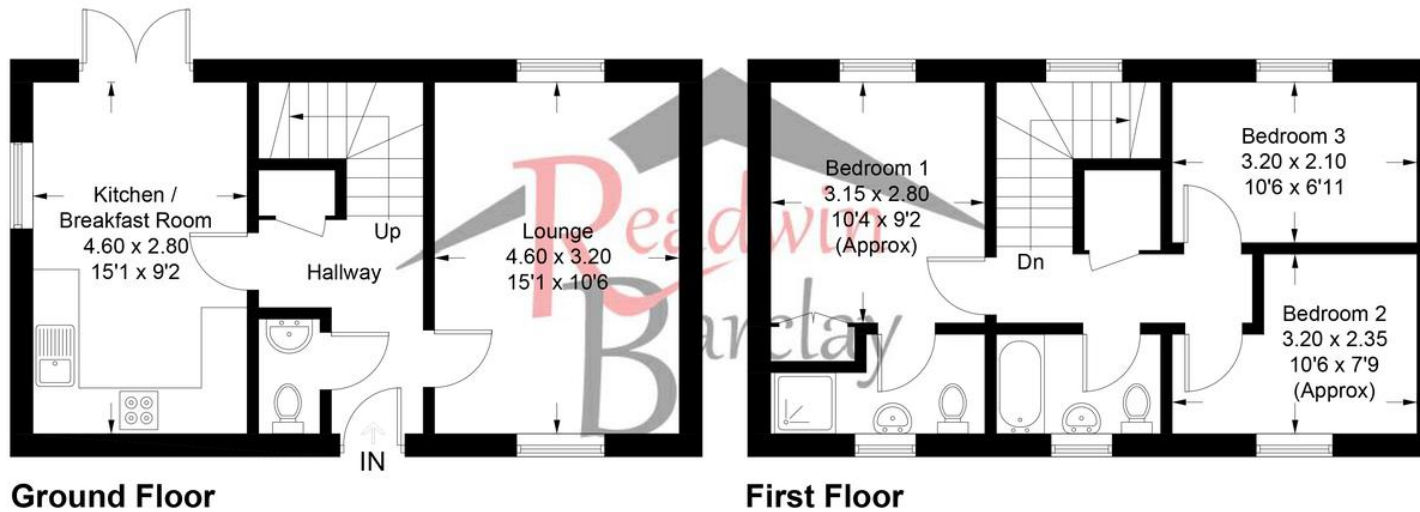
The rear garden is generous laid to lawn with a  
patio area for seating, side covered storage area  
and a gate leading to the 2 allocated parking  
spaces.

**AGENT NOTES** Please be aware the property is  
liable to estate management charges of £180  
pa.



## 8 Berberis Drive, Red Lodge, IP28 8XJ

Approximate Gross Internal Area = 78.1 sq m / 841 sq ft



This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, compass bearings before making any decisions reliant upon them.

### COUNCIL TAX BAND

Tax band C

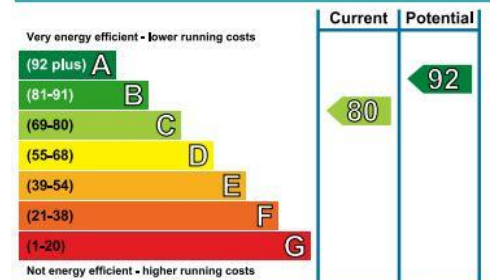
### TENURE

Freehold

### LOCAL AUTHORITY

West Suffolk Council

### Energy Efficiency Rating



### OFFICE

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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 are 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