



Russet Drive, Red Lodge

EPC Rating 76

Guide Price £280,000

- 3 bedroom semi-detached townhouse
- Generous kitchen/family room
- Integrated appliances
- Living room
- 3 double bedrooms
- Family bathroom and cloakroom
- Rear enclosed garden
- Gas central heating
- West Suffolk council tax band D
- NO CHAIN



RUSSET DRIVE, RED LODGE Offered to the market CHAIN FREE a 3 bedroom, semi-detached townhouse in the village of Red Lodge. The property boasts a superb kitchen/family/dining room (approx. 27ft), living room, 3 double bedrooms, en-suite/family bathroom and cloakroom, garage, parking and garden.

ENTRANCE HALL With vinyl flooring and stairs rising to the first floor.

CLOAKROOM With a 2 piece white suite comprising pedestal wash basin and WC. There is a cupboard housing the boiler unit and a window to the front.



KITCHEN/FAMILY ROOM 27' 2" x 12' 6" (8.28m x 3.81m) This spacious family room forms the hub of this home at approximately 27 feet and lends itself to the perfect family room or for entertaining friends. To one end is ample space for living or dining furniture and windows and French doors to the rear gardens. The opposite end has a built in under stairs storage cupboard and a good range of wall and base units and work space. Integrated appliances include a fridge/freezer, washing machine and dishwasher. There is also a free standing 7 ring Hotpoint gas range style cooker with extractor hood above, part tiled walls and tiled floor.



FIRST FLOOR With stairs rising to the second floor.

LIVING ROOM 12' 6" x 11' 5" (3.81m x 3.48m) With 2 windows to the rear.

BEDROOM ONE 13' 10" x 12' 6" (4.22m x 3.81m) Double bedroom with a built in double wardrobe, a Juliet balcony to the front and door into the adjoining en-suite.

EN-SUITE With a corner tiled shower cubicle, pedestal wash basin and WC. Shaver point, recessed lighting, part tiled walls and window to the side.

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

BEDROOM TWO 12' 6" x 8' 9" (3.81m x 2.67m)
Double bedroom with two built in double wardrobe and window to the front.

BEDROOM THREE 9' 3" x 8' 5" (2.82m x 2.57m)
With a window to the rear.

FAMILY BATHROOM With a 3 piece white suite comprising pea shaped bath with tiled walls and shower unit, pedestal wash basin and WC. Vinyl flooring, recessed lighting and extractor unit.

OUTSIDE To the front of the property is laid to lawn with establish shrubs and pathway leading to the front door. To the side of the property is a single garage with parking in front. To the rear is mainly laid to lawn with a patio area for seating, all enclosed by wooden fence boundaries with a gate to the side.

AGENT NOTES Please be aware the property will be vacant Feb 24.

The property is subject to Gateway management charges, please contact us for details.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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