



Plantation Way, Red Lodge

EPC Rating 77

£379,995

- Detached 4 bedroom house
- 4 bedrooms (2 with Ensuite)
- Family kitchen/breakfast room
- Utility room
- 3 Reception rooms
- Gardens to front and rear
- Garage & parking
- Within walking distance of local amenities
- West Suffolk council tax band E
- NO ONWARD CHAIN!!



PLANTATION WAY, RED LODGE Offered to the market CHAIN FREE is a well presented, 4 bedroom detached house in the village of Red Lodge. The property boasts a spacious floor plan to include 4 bedrooms (2 with ensuite), 3 reception rooms, kitchen/breakfast room, utility room, bathroom, cloakroom, garage and gardens.

ENTRANCE HALL An impressive, spacious entrance hall with tiled floor, recessed lighting, under stairs storage cupboard and stairs rising to the first floor.

STUDY 8' 9" x 5' 10" (2.69m x 1.8m) With recessed lighting and a window to the side with fitted shutters.

LIVING ROOM 16' 2" x 10' 7" (4.93m x 3.23m) A dual aspect room with a central gas fireplace, bay window to the front and French doors leading to the rear garden, both with fitted shutters and recessed lighting.

KITCHEN/BREAKFAST ROOM 16' 9" x 11' 6" (5.11m x 3.53m) Fitted kitchen which a good range of wall and base units with complimentary work surfaces with white ceramic sink with mixer tap. Integrated appliances to include a fridge/freezer and dishwasher, a freestanding 6 ring Britannia gas/electric range style cooker in stainless steel with a matching extractor above. There is a feature central island which benefits from further storage and work space, recessed lighting, 2 windows to the side and French doors out to the rear garden.

UTILITY ROOM With storage cupboards, worktops and an inset sink unit. Cupboard housing the boiler unit, recessed lighting, plumbing and space for a washing machine and tumble dryer, tiled floor and a door leading to the rear garden.

DINING ROOM 9' 8" x 9' 8" (2.95m x 2.95m) Dual aspect with wood effect flooring, recessed lighting, windows to the front and side with fitted shutters.

CLOAKROOM With a 2 piece white suite comprising pedestal wash basin and WC. Part tiled walls, tiled floor, extractor unit, heated towel rail and recessed lighting.

FIRST FLOOR A galleried style landing with a built in cupboard housing the water tank, access to the loft space and a window to the rear.

BEDROOM ONE 11' 6" x 10' 9" (3.53m x 3.28m) A dual aspect room which benefits from a built in triple wardrobe, recessed lighting, windows to both sides and door into the adjoining en-suite.

EN-SUITE With a tiled shower cubicle, pedestal wash basin and WC. Fully tiled walls, tiled floor, extractor unit, heated towel rail, recessed lighting and window to the side.

BEDROOM TWO 10' 5" x 9' 1" (3.18m x 2.77m) A dual aspect room with built in wardrobes that have mirror fronted doors, recessed lighting and windows to the front and rear.

EN-SUITE With a tiled corner shower cubicle, pedestal wash basin and WC. Tiled walls and floor, extractor unit, recessed lighting, heated towel rail and window to the rear.

BEDROOM THREE 11' 6" x 9' 1" (3.51m x 2.77m) With built in wardrobes, recessed lighting and a window to the front.

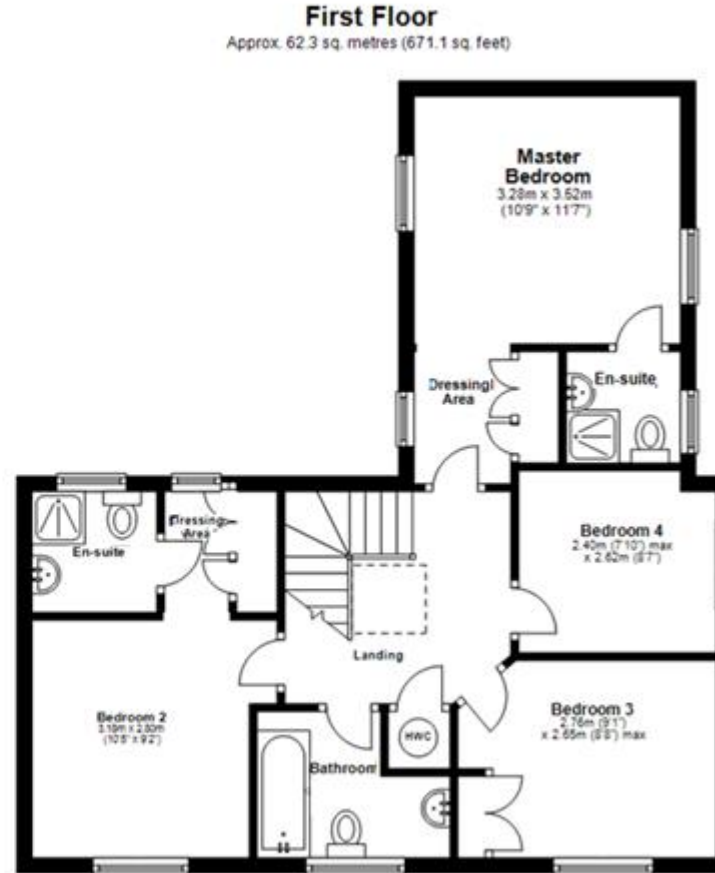
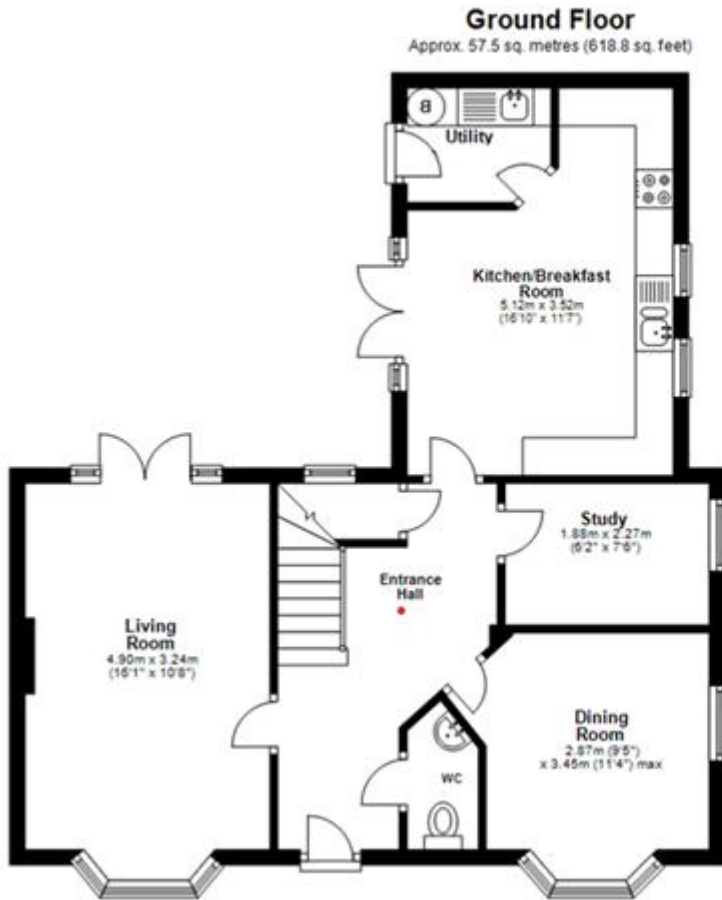
BEDROOM FOUR 8' 7" x 7' 10" (2.62m x 2.39m) Currently used as a dressing room with fitted wardrobes, recessed lighting and window to the side.

FAMILY BATHROOM A 3 piece white suite comprising a bath with shower over, pedestal wash basin and WC. Part tiled walls, tiled floor, recessed lighting, extractor unit and window to the front.

OUTSIDE The property is situated on a corner plot with low level hedge boundaries and a single garage to the side with power, light, an up and over door and a block paved driveway.

The rear garden is fully enclosed with hedge and wall boundaries and has a lawn, paved patio for seating, exterior tap, exterior light and a personal door to the garage.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		104 A
81-91	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