



## Wintergreen Road, Red Lodge

EPC Rating C

**Guide Price £270,000**

- Three-bedroom townhouse
- Living room
- Kitchen breakfast room
- Main bedroom with dressing area and ensuite
- Cloakroom and Family bathroom
- West Suffolk Council tax band C
- Enclosed rear garden
- Driveway
- Gas Central heating-EPC C81
- CHAIN FREE



**WINTERGREEN ROAD RED LODGE** Offered to the market CHAIN FREE is a 3 bedroom Townhouse in the village of Red Lodge. Internally the property boasts a kitchen/breakfast room, living room, top floor main bedroom suite with dressing area and a spacious en-suite bathroom, enclosed rear garden and off-road parking to the side of the property.

**ENTRANCE HALL** With stairs rising to the first floor.

**LIVING ROOM** 12' 11" x 13' 8" (3.94m x 4.17m) With wood effect flooring with a feature flame effect fire and French doors leading out to the rear garden.



**KITCHEN/BREAKFAST ROOM** 7' 10" x 16' 11" (2.41m x 5.16m) White shaker style wall and base units beneath a black worktop with tile splash-back. Integrated appliances a dishwasher, 4 ring gas hob with stainless steel splash-back with oven below and concealed extractor fan above. Space and plumbing for washing machine and fridge/freezer. Vinyl flooring and window to front.

**FIRST FLOOR** With stairs rising to the second floor.

**BEDROOM 2** 12' 11" x 12' 4" (3.94m x 3.78m) Generous double bedroom which benefits from a range of fitted wardrobes across one wall with mirrored doors and a window to the rear aspect.



**BEDROOM 3** 6' 3" x 11' 1" (1.91m x 3.38m) With window to front aspect.

**FAMILY BATHROOM** 6' 3" x 6' 9" (1.91m x 2.08m) 3 piece suite comprising panelled bath, pedestal wash basin and WC. Part tiled flooring, extractor fan and recessed lighting.

#### **SECOND FLOOR**

**MASTER BEDROOM** 12' 11" x 12' 2" (3.94m x 3.73m) With closet space, en-suite bathroom and two Velux style windows to rear, walk in storage cupboard and a fitted deep double wardrobe with mirrored doors.

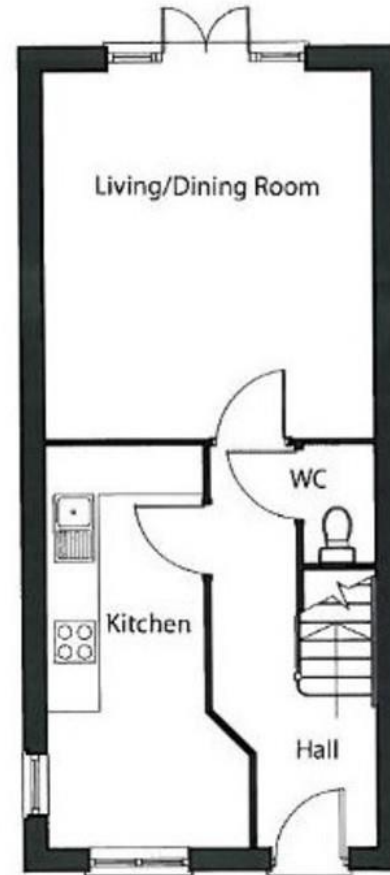
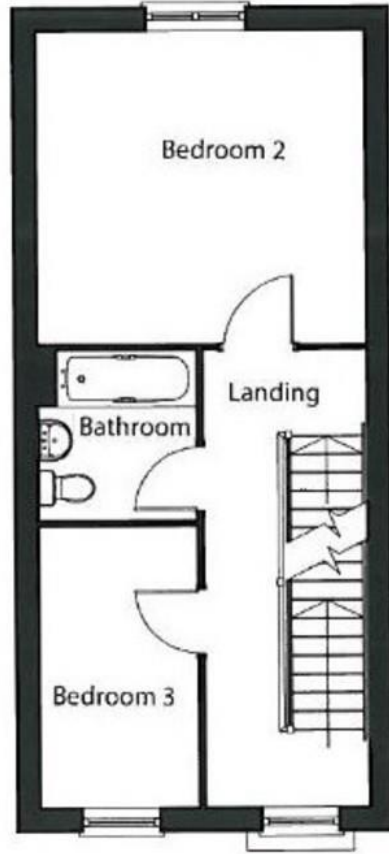
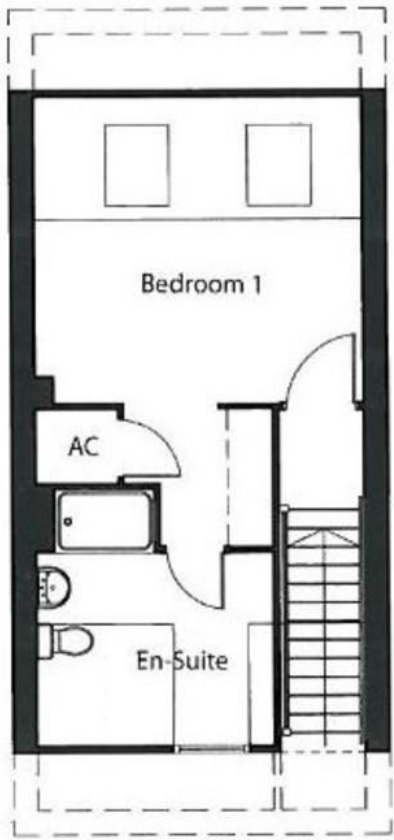
**ENSUITE** 9' 4" x 10' 2" (2.87m x 3.12m) This generous room has a double ceramic tiled shower cubicle, WC and pedestal wash basin. Extractor unit, part tiled walls and velux style window to the front.

**OUTSIDE** To the front of the property is laid to Astro-turf with low level shrubs and pathway leading to the front door. To the side is a driveway for off road parking for 2 cars.

The rear garden is fully enclosed by wood fence boundaries and is designed for ease of maintenance and is part decked, part Astro turf lawn and shingled sections . A timber storage shed and a gate back out to the front of the property.

**AGENTS NOTES** Please be advised that the property is subject to management estate charges, please contact us for details.





**COUNCIL TAX BAND**

Tax band C

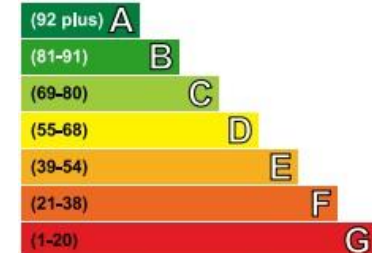
**TENURE**

Freehold

**LOCAL AUTHORITY**

West Suffolk Council

Very energy efficient - lower running costs



Current	Potential
76	87

**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