



Burdock Road, Red Lodge

EPC Rating 84

Guide Price £279,500

- 3 Bedroom Semi-Detached house
- Modern and well presented throughout
- Main bedroom with built in wardrobes and en-suite
- Living room with Patio doors
- Main bathroom and cloakroom
- South facing garden
- Gas central heating
- West Suffolk Council tax band C
- Carport for off road parking



BURDOCK ROAD, RED LODGE Offered to the market is a well presented, modern 3 bedroom semi-detached house in the village of Red Lodge. Internally the property boasts 3 well proportioned bedroom with the main bedroom boasting built in wardrobes and an en-suite. Living room and kitchen/diner with integrated appliances. Externally there is a low maintenance garden and a carport for off road parking.

ENTRANCE HALL With Amtico style flooring, storage cupboard and stairs rising to the first floor.



LIVING ROOM 16' 6" x 10' 6" (5.03m x 3.2m) Dual aspect room with Patio doors leading to the rear garden.

KITCHEN/DINER To one end is a modern well equipped fitted kitchen with a good range of wall and base units with a cream speckled worktop and matching up-stand. Integrated appliances to include fridge/freezer, washing machine and dishwasher, 4 ring gas hob with concealed extractor above, cream gloss splash-back and electric oven below. Amtico style flooring and recessed lighting. To the other end of the room is ample space for a dining table and Patio doors leading to the rear garden.



CLOAKROOM With a 2 piece white suite comprising WC and wall mounted wash basin. Amtico style flooring, part tiled walls and extractor unit.

FIRST FLOOR With storage cupboard housing combi-boiler, loft access and window to the rear.

BEDROOM ONE 12' 1" x 10' 7" (3.68m x 3.23m) Double bedroom with 2 built in wardrobes with a rail and shelving, door leading to adjoining en-suite and window to the front.

EN-SUITE With a tiled double shower cubicle, WC and wall mounted wash basin. Heated towel rail, shaver point, extractor unit, recessed lighting, tile effect vinyl flooring and window to the rear.

BEDROOM TWO 9' 4" x 8' 8" (2.84m x 2.64m)
With window to the front.

BEDROOM THREE 8' 5" x 6' 10" (2.57m x 2.08m)
With window to the rear.

BATHROOM A modern, white 3 piece suite comprising panelled bath with hand shower attachment, WC and wall mounted wash basin. Part tiled walls, vinyl flooring, heated towel rail, shaver socket, recessed lighting and window to the front.

OUTSIDE To the front is a small laid to lawn area with a pathway leading to the front garden.

To the rear is designed for low maintenance with a laid to lawn area bordered by modern slate patio tiles and shingles. There is a raised flower bed area, space for a wooden fence and the garden is fully enclosed by wooden fence boundaries with a gate leading to the side of the house.

To the rear is a carport with space for off road parking.

AGENT NOTES

Please be aware the property is liable to Remus management charges of approx.. £135 per annum.





COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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