



Chamomile Close, Red Lodge

EPC Rating B

Guide price **£299,500**

- 4-bedroom townhouse
- Kitchen with appliances
- Gas central heating
- Family bathroom and cloakroom
- CHAIN FREE
- West Suffolk council tax band C
- Top floor bedroom with en-suite and wardrobes
- Rear enclosed garden
- Garage and driveway
- Additional Parking Space



CHAMOMILE CLOSE, RED LODGE ** NO ONWARD CHAIN ** Offered to the market is a 3 bedroom townhouse in the village of Red Lodge.

Arranged over 3 floors the property offers a family kitchen/dining area, impressive master bedroom with en-suite, built-in wardrobes and a further full-size cupboard. Externally there is a rear enclosed garden and a garage adjacent to the property.

ENTRANCE HALL With stairs rising to the first floor with under-stair cupboard, doors to the kitchen/breakfast room and cloakroom toilet.

CLOAKROOM 2 piece suite comprising wall-mounted wash basin and WC. Amtico style flooring, window to the front.

KITCHEN/BREAKFAST ROOM 15' 5" x 8' 2" (4.7m x 2.5m) With a good range of wood effect wall and base units beneath a black speckled worktop. Integrated appliances include a fridge/freezer, dishwasher, 4 ring gas hob with electric oven below and extractor fan above and washing machine. Good space for a dining table, Amtico style flooring and window to the front.

LIVING ROOM 15' 5" x 11' 5" (4.7m x 3.5m) Amtico style flooring with French doors leading out to the rear garden.

FIRST FLOOR With stairs rising to the second floor and doors to bedrooms 2, 3, 4 and full size cupboard.

BEDROOM 2 15' 5" x 8' 6" (4.7m x 2.6m) Double bedroom with two windows to the rear.

BATHROOM This three piece suit comprises a bath with shower, fully tiled walls in the bath area, wall-mounted hand basin and low level WC, shaver socket, extractor fan, vinyl flooring and heated towel radiator.

BEDROOM 3 11' 1" x 8' 6" (3.4m x 2.6m) Double bedroom with window to front aspect.

BEDROOM/STUDY 6' 6" x 5' 10" (2.0m x 1.8m) With window to front aspect.

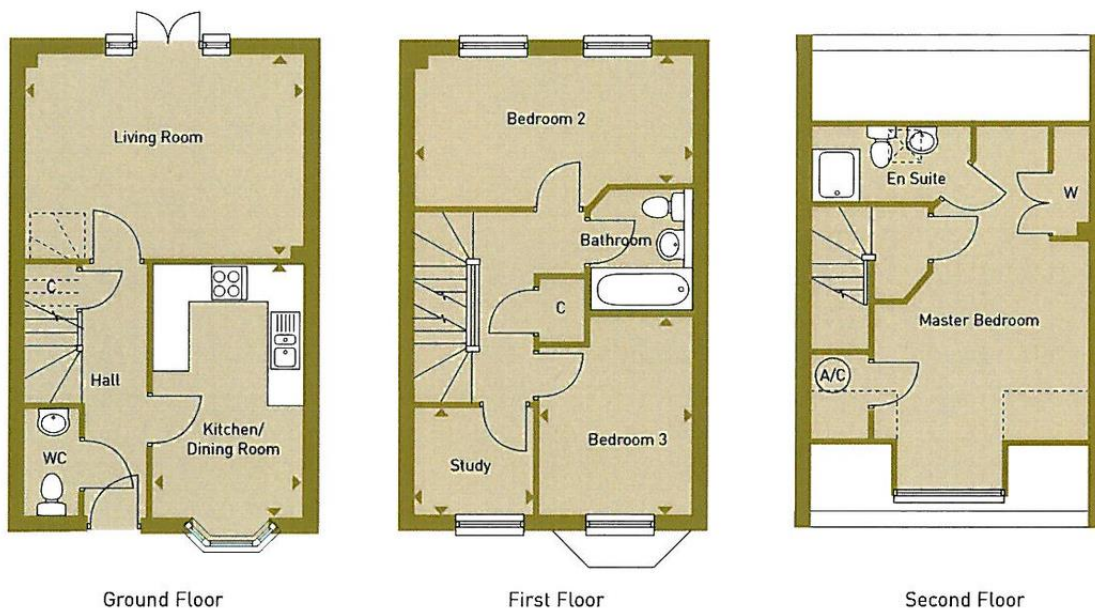
MASTER BEDROOM 17' 8" x 12' 1" (5.4m x 3.7m)
Double bedroom with a double fitted wardrobe with sliding doors, storage cupboard housing the hot water tank, a further full size cupboard and window to the front.

ENSUITE With fully tiled shower cubicle, wall-mounted wash basin and WC. Shaver point, recessed lighting, part tiled walls, Velux style window and heated towel radiator.

GARDEN Commencing with patio area, this low maintenance garden is fully enclosed with wooden fence boundaries and gate access to the side.

GARAGE The single garage is located to the right hand side of the property.





Kitchen/Dining Room	4.7m x 2.5m	15'4" x 8'5"
Living Room	4.7m x 3.5m	15'7" x 11'6"
Master Bedroom	5.4m x 3.7m	17'8" x 12'0"
Bedroom 2	4.7m x 2.6m	15'7" x 8'5"
Bedroom 3	3.4m x 2.6m	11'2" x 8'7"
Study	2.0m x 1.8m	6'7" x 6'0"
Total area	101.8 sq.m.	1,096 sq.ft.

COUNCIL TAX BAND

Tax band C

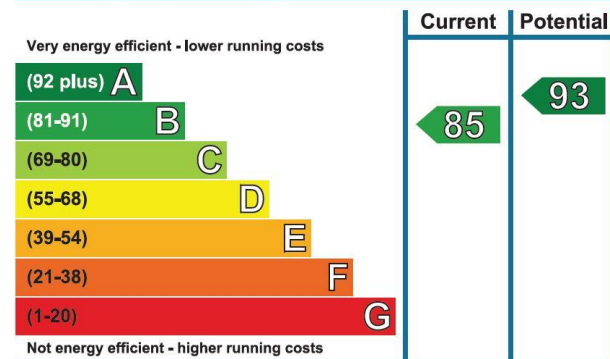
TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Energy Efficiency Rating



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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