



Acacia Close, Red Lodge

EPC Rating 79

Guide Price **£400,000**

- 4 bedroom detached house
- Kitchen/breakfast room
- Utility room
- Dining room/games room
- Living room
- Rear enclosed garden
- Double garage with parking for 4 cars
- West Suffolk council tax band E
- Gas central heating
- CHAIN FREE



ACACIA CLOSE, RED LODGE Offered to the market CHAIN FREE is a beautifully presented 4 bedroom detached house in the village of Red Lodge. Internally the property boasts an impressive kitchen/breakfast room, utility room, living room, dining room/games room, 4 good sized bedroom with en-suite, family bathroom and cloakroom. Externally there is a double garage with parking for 4 cars and low maintenance rear garden.

ENTRANCE HALL With LTV flooring and stair rising to the first floor.

CLOAKROOM 2 piece suite comprising pedestal wash basin and WC. LTV flooring and window to the front.



LIVING ROOM 17' 5" x 8' 11" (5.31m x 2.72m) Dual aspect room with Patio doors leading to the rear garden and 2 window to the front, feature electric fireplace with space for wall mounted TV above and storage cupboards to the side.

DINING ROOM/GAMES ROOM 17' 5" x 8' 11" (5.31m x 2.72m) Multiple purpose room with 2 windows to the side.



KITCHEN/BREAKFAST ROOM 13' 11" x 16' 4" (4.24m x 4.98m) With a good range of modern grey gloss wall and base units with a feature island benefitting from a wooden breakfast bar for seating. Integrated appliances include a fridge/freezer, dishwasher, four ring gas hob with double oven below, extractor above and stainless steel splash-back. Stainless steel sink unit, part tiled walls, tile flooring, 2 windows to front aspect and French doors leading to rear garden.

UTILITY ROOM 5' 10" x 5' 10" (1.78m x 1.78m) With a range of base units with a stainless sink unit. Integrated washing machine, cupboard housing gas boiler, tile flooring and door leading to rear garden.

FIRST FLOOR With a cupboard housing the water cylinder, loft access and window to the rear.

BEDROOM ONE 15' 8" x 12' 5" (4.78m x 3.78m)
Dual aspect double bedroom with two double fitted wardrobes and a dressing area with further wardrobe with mirror sliding doors. 2 windows to the side and 1 to the rear and door leading to adjoining en-suite.

EN-SUITE 3 piece suite with tiled double shower cubicle, pedestal wash basin and WC. Heated towel rail, vinyl flooring, extractor fan, part tiled walls and Velux window to the side.

BEDROOM TWO 13' 9" x 8' 10" (4.19m x 2.69m)
Dual aspect double bedroom with window to the front and rear.

BEDROOM THREE 6' 9" x 11' 11" (2.06m x 3.63m)
With built in storage cupboard and window to the side.

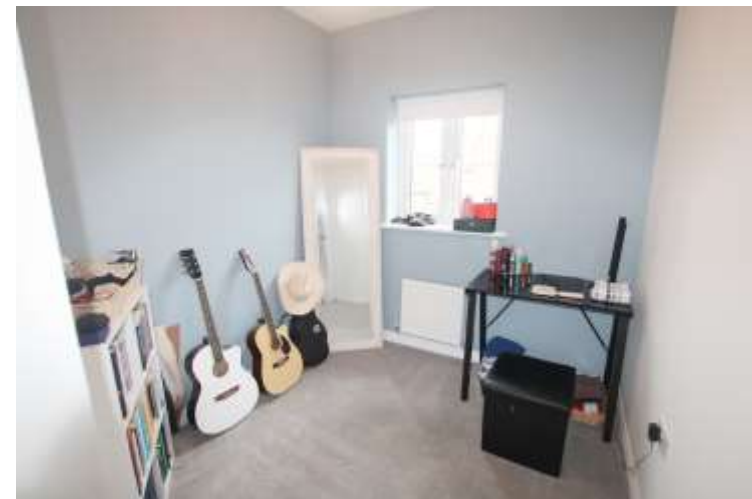
BEDROOM FOUR 10' 7" x 7' 4" (3.23m x 2.24m)
With window to the front.

BATHROOM 4 piece suite comprising tiled shower cubicle, panelled bath with hand shower and part tiled walls, pedestal wash basin and WC. Vinyl flooring, extractor fan and window to the side.

OUTSIDE To the front of the property is a wrap around garden which is mainly laid to lawn with a low level shrub border. To the rear is mainly laid to lawn with a patio and decked area for seating, outside tap all enclosed by wooden and brick boundaries with a gate leading to the front of the property. There is a double garage with an up and over door and off road parking in front for multiple cars.

AGENT NOTES Please be aware the property is subject to estate management charges, amount TBC.

The property currently has tenants in situ until July 2024, the sale cannot complete for this date.





Total area: approx. 136.8 sq. metres (1472.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright © Data Philips Ltd 2021
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

Unit 6 Bellflower Crescent
Red Lodge
Suffolk
IP28 8XQ

T: 01638 551551

E: enquiries@readwinbarclay.co.uk

W: www.readwinbarclay.co.uk

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