



Harebell Road, Red Lodge

EPC Rating 72

Guide Price £280,000

- 3 Bedroom semi-detached house
- Modern Kitchen/diner
- CHAIN FREE
- Main bedroom with en-suite
- Living room with Patio doors
- Rear enclosed garden
- Gas Central Heating
- Off road parking for 3 cars
- Quiet cul-de-sac location
- West Suffolk Council tax band C



HAREBELL ROAD, RED LODGE Offered to the market **CHAIN FREE** is a semi-detached 3 bedroom house in the village of Red Lodge. Tucked away at the end of a cul-de-sac this property has been tasteful renovated throughout and benefits from a kitchen/diner with integrated appliances, living room, 3 bedrooms, bathroom, cloakroom and en-suite. Externally there is a good sized garden and parking off road parking for 3 cars.

ENTRANCE HALL With wood effect flooring, storage cupboard with plumbing for a washing machine and stairs rising to the first floor.

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

KITCHEN/DINER 16' 6" x 8' 5" (5.03m x 2.57m) To one end is a modern shaker style fitted kitchen with marble effect worktop and metro brick tiled walls. Stainless steel sink unit, ceramic hob with electric oven below and extractor fan above and integrated fridge/freezer. Further base units continue into the dining area with a cupboard housing the newly fitted boiler. Ample space for a dining table and breakfast bar with space for additional seating. Wood effect flooring, recessed lighting, integrated speakers, window to the front and Patio doors leading to the garden.

CLOAKROOM 2 piece suite comprising vanity unit sink unit and back to wall WC. Wood effect flooring, heated towel rail and extractor fan.

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

BEDROOM ONE 12' 1" x 10' 7" (3.68m x 3.23m) Double bedroom with a window to the front, space for a wardrobe, panelled feature wall and door leading to adjoining en-suite.

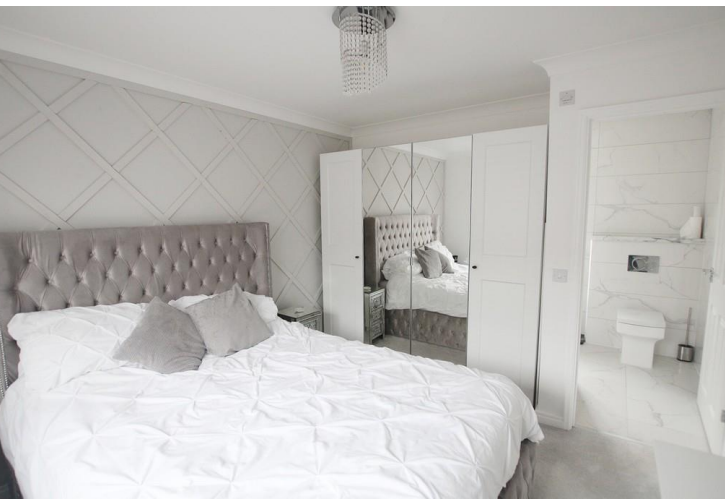
EN-SUITE 3 piece suite comprising double shower enclosure, vanity unit basin and back to wall WC. Marble effect tiled walls and floor, heated towel rail, extractor fan, recessed light and window to the rear.

BEDROOM TWO 9' 4" x 8' 8" (2.84m x 2.64m)
Double bedroom with panelled feature wall and window to the front.

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

BATHROOM 3 piece suite comprising panelled bath with hand shower attachment, pedestal wash basin and WC. Part tiled walls, vinyl flooring, extractor fan and window to the front.

OUTSIDE The property is located at the end of a quiet cul-de-sac and to the front of the property is laid to lawn with low level shrub border and space for off road parking. To the side of the property is space for a 2 additional cars. To the rear is mainly laid to lawn with a patio area for seating fully enclosed by wooden fence boundaries with a gate leading to the parking area.





FIRST FLOOR



GROUND FLOOR

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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