



Hawthorn Close, Red Lodge

EPC Rating 78

Guide Price £310,000

- 3 bedroom end-terrace townhouse
- CHAIN FREE
- Kitchen/breakfast room
- Living room
- Main bedroom with wardrobe and en-suite
- Family bathroom and cloakroom
- Garage and parking
- West Suffolk council tax band D
- 1,323 Square Feet
- Within walking distance of local amenities



HAWTHORN CLOSE, RED LODGE Offered to the market CHAIN FREE is a 3 bedroom end-terrace townhouse in the village of Red Lodge. This property offers a versatile floorplan with 3 good sized bedrooms with the main boasting wardrobes and en-suite, kitchen/breakfast room, living room, family bathroom and cloakroom. Externally there is a low maintenance rear garden and single garage with parking in front.

ENTRANCE HALL With hard flooring & stairs rising to first floor.



KITCHEN 11' 4" x 8' 8" (3.45m x 2.64m) With a good range of wood effect wall and base units with grey speckled worktop with matching up-stand. Stainless steel sink unit, eyeline integrated double electric oven and 5 ring gas hob with extractor hood over and stainless steel splashback. Space and plumbing for a fridge/freezer, washing machine and tumble dryer. Vinyl flooring, bay window to the front, double glazed doors through to family/living room and hallway.

FAMILY/LIVING ROOM 16' 2" x 15' 5" (4.93m x 4.7m) With hard flooring, under-stair storage cupboard and French doors leading to the rear garden.



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

STAIRS AND LANDING

LIVING ROOM 16' 2" x 13' 3" (4.93m x 4.04m) With 2 windows to the rear, this room can be used as a first floor living room or fourth bedroom.

BEDROOM THREE 13' 6" x 8' 11" (4.11m x 2.72m) Double bedroom with window to the front.

BATHROOM 3 piece suite comprising panelled bath with shower over, pedestal wash basin and WC. Tiled walls, hard flooring, extractor fan and window to the front.

STAIRS & LANDING

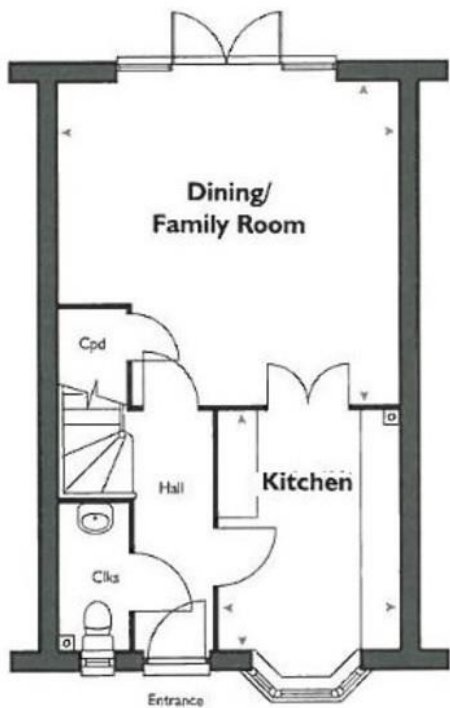
BEDROOM ONE 16' 2" x 10' 7" (4.93m x 3.23m)
Double bedroom with fitted triple wardrobe, 2 windows to the rear and door leading to adjoining en-suite.

ENSUITE 3 piece suite comprising double shower enclosure, pedestal wash basin and WC. Part tiled walls, heated towel rail, shaver socket, extractor fan and hard flooring.

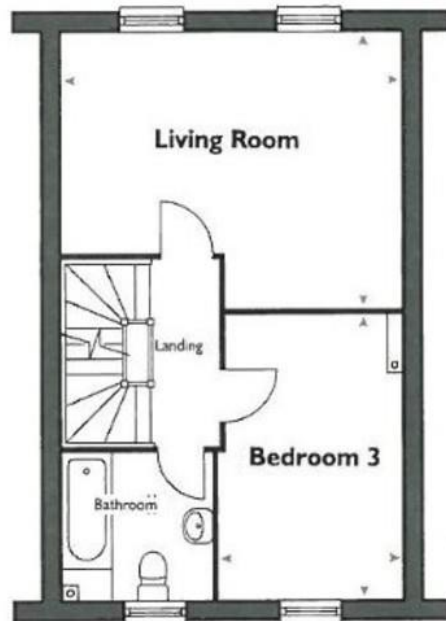
BEDROOM TWO 14' 3" x 10' 1" (4.34m x 3.07m)
Double bedroom with 2 windows to the front, 2 double fitted wardrobes and storage cupboard housing the hot water cylinder.

OUTSIDE The side of the property there is a driveway leading to the single garage which has power and light and off road parking for 1 car. To the rear is mainly laid to lawn with a patio area for seating fully enclosed by wooden fence boundaries with a personnel door into the garage.

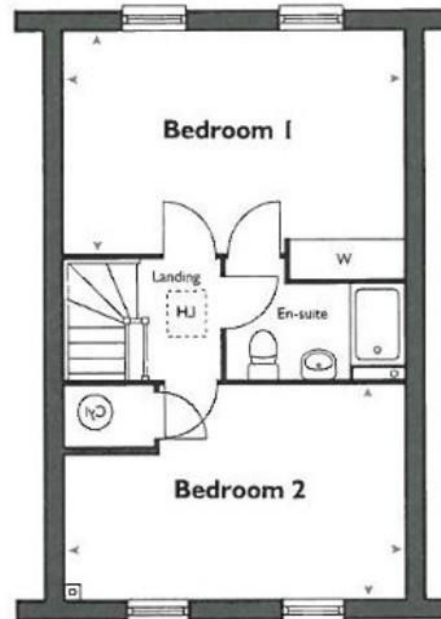




Ground Floor



First Floor



Second Floor

COUNCIL TAX BAND

Tax band D

TENURE

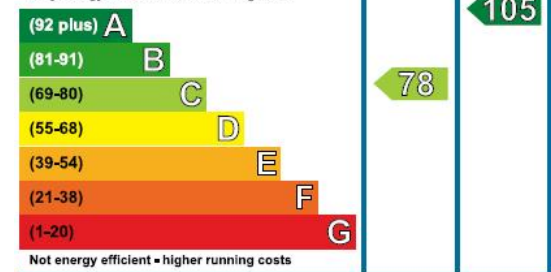
Freehold

LOCAL AUTHORITY

West Suffolk Council

Energy Efficiency Rating

Very energy efficient - lower running costs



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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