



## **Fennel Drive, Red Lodge**

EPC Rating 80

**Guide price of £275,000**

- CHAIN FREE
- 3-bedroom semi-detached
- South-facing garden
- Off-road allocated parking for two cars
- Close to amenities
- Gas central heating
- EPC - C80
- Main bedroom with en-suite
- West Suffolk Council tax band C
- Great transport links to the A11 and A14



**FENNEL DRIVE, RED LODGE** Offered to the market is this CHAIN FREE, well presented 3-bedroom semi-detached house in Red Lodge. The property is conveniently positioned within striking distance of village amenities and boasts two allocated parking spaces. Internally, the property consists of a living room with patio doors, kitchen with patio doors, utility/cloak room, master bedroom with great storage and en-suite.

**ENTRANCE HALL** With two storage cupboards, doors to cloakroom/utility, kitchen and living room, Amtico style flooring, recessed lighting and stairs rising to first floor.

**LIVING ROOM** A bright, dual aspect room with French doors into the garden and carpeted flooring.

**KITCHEN/DINER** To one end is a modern fitted kitchen with a good range of wall and base units beneath a dark grey worktop with matching up-stand. 4-ring gas hob with oven below, concealed extractor above and stainless steel splashback. Space and plumbing for a dishwasher. To the other end is ample space for a dining room table and French doors leading to the rear garden, Amtico style flooring and recessed lighting.

**CLOAKROOM/UTILITY** With a 2-piece white suite comprising back to wall WC and wall hung wash basin. Utility area comprising a base unit with stainless steel sink, space and plumbing for a washing machine and tumble dryer. Amtico style floor, recessed lighting, extractor unit and two windows to the front.

**BEDROOM 1** 10' 8" x 9' 6" (3.26m x 2.91m) Double bedroom with two built in wardrobes, window to the front and door leading to en-suite.

**ENSUITE** With a ceramic tiled shower cubicle, back to wall WC and wall mounted wash basin. Heated towel rail, shaver point, extractor unit, part tiled walls, Amtico style flooring, recessed lighting and window to rear.

**BEDROOM 2** 13' 11" x 8' 0" (4.25m x 2.45m) Double bedroom with window to the front

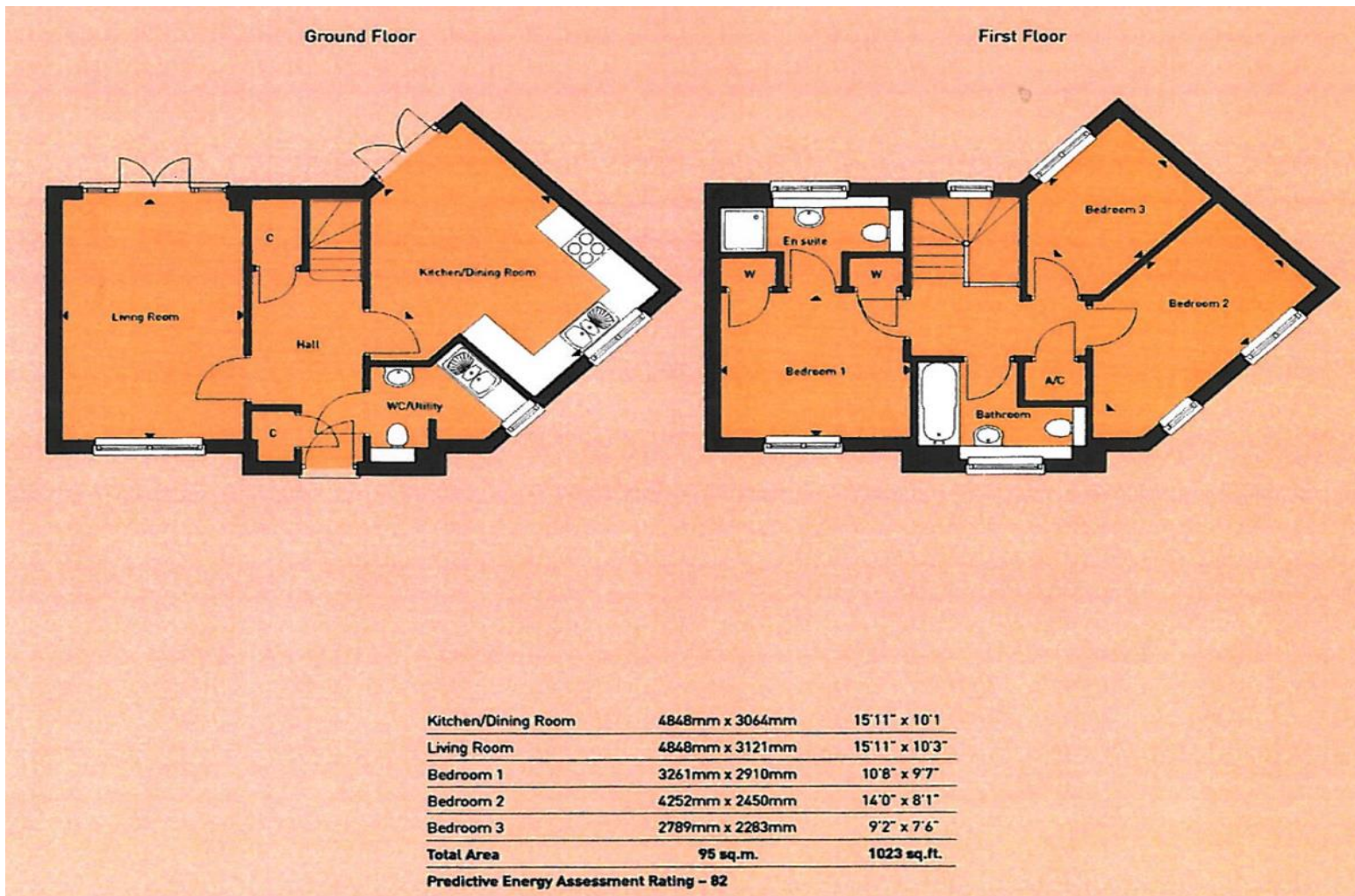
**BEDROOM 3** 9' 1" x 7' 5" (2.78m x 2.28m) With window to the rear.



**BATHROOM** A modern 3-piece white suite comprising panelled bath with hand shower, wall mounted wash basin and back to wall WC. Tiled walls, shaver point, extractor unit, heated towel rail, Amtico style flooring and a window to the front.

**GARDEN** The rear garden includes a wooden shed and is laid to lawn with patio area for seating, outside tap and power point all enclosed by wooden fence boundaries with gate to the side. The property has two allocated parking spaces.





**COUNCIL TAX BAND**

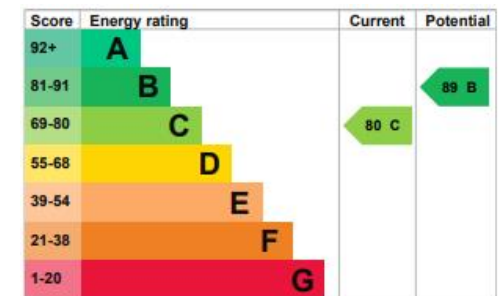
Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

West Suffolk Council



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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 and 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