



Russet Drive, Red Lodge

EPC Rating 79

Guide Price

£290,000

- 3 bedroom end-terrace townhouse
- 3 double bedrooms
- Main bedroom with en-suite and wardrobes
- Impressive kitchen/diner with integrated appliances
- First floor living room
- Rear enclosed garden
- Garage and parking
- Gas central heating
- West Suffolk Council tax band D & EPC - C79
- Great transport links to the A11 and A14



RUSSET DRIVE, RED LODGE RUSSET DRIVE, RED LODGE Offered to market is this 3 bedroom, end-terraced town house in the village of Red Lodge. The property boasts a generous kitchen/diner/family room, living room, master bedroom with en-suite and wardrobes and two further double bedrooms. Externally the property benefits from an enclosed, south-facing garden and a garage en-block at the rear of the property.

ENTRANCE HALL With tiled flooring, stairs rising to upstairs and doors leading to cloakroom and kitchen/diner.



KITCHEN/DINER 27' 2" x 24' 1" (8.3m x 7.35m) This spacious kitchen/dining area serves as the hub of this property. To one end is a well supplied kitchen with white gloss wall and base units, granite worktops and undercounter lights. With a range of appliances including two self cleaning AEG ovens, AEG induction 5 burner hob, concealed extractor, slimline dishwasher, integrated bins system and space for washing machine and fridge freezer. At the other end is space for a living or dining furniture, with patio doors leading out to the south-facing garden.

CLOAKROOM With tiled flooring, a two piece suite including WC and pedestal sink and window to the front.



FIRST FLOOR With stairs leading to upstairs.

BEDROOM THREE 9' 3" x 8' 4" (2.82m x 2.56m) Double bedroom with pendant lighting and window to front.

LIVING ROOM 13' 10" x 12' 5" (4.22m x 3.80m) With pendant lighting and two windows to rear.

FAMILY BATHROOM Three piece suite comprising WC, pedestal basin and bath with hand shower. Vinyl flooring, pendant lighting, extractor fan and window to the side.

SECOND FLOOR With a window to the side. loft access and storage cupboard housing the hot water tank with shelving.

BEDROOM ONE 13' 10" x 10' 4" (4.22m x 3.15m)
Double bedroom with a fitted double and single wardrobe, pendant lighting, window to the rear and door leading to en-suite.

EN-SUITE Three piece suite comprising of WC, pedestal sink and fully tiled corner shower cubicle. Vinyl flooring, recessed lighting, shaver socket and extractor fan.

BEDROOM TWO 12' 5" x 8' 9" (3.80m x 2.67m)
Double bedroom with pendant lighting and window to front.

OUTSIDE To the front is a small graveled area with low level iron fence with a flower bed border. To the rear is mainly laid to gravel with small patio area for garden furniture, established flower bed borders, wooden storage shed all fully enclosed by wooden fence boundaries with a gate leading to garage and parking.

GARAGE Single garage en-block with 1 parking space in front with an up and over door.

AGENT NOTES Please be aware the property is subject to estate management charges, please ask the agent for further details.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 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