



Thornapple View, Red Lodge

EPC Rating 84

Guide Price **£295,000**

- 3 bedroom semi-detached house
- Generous off-road parking
- Gas central heating
- West Suffolk Council tax band C
- Great transport links to the A11 and A14
- Main bedroom with ensuite and wardrobes
- Rear enclosed garden
- Modern kitchen fitted with appliances
- 7 years remaining on NHBC
- Well maintained throughout



THORNAPPLE, RED LODGE Offered to the market is a modern, spacious, 3 bedroom semi-detached house. The downstairs features a well equipped kitchen/diner and bright living room. Double master bedroom with fitted wardrobes and en-suite and two further good sized bedrooms. Externally a good size garden and generous off road parking for multiple cars.

ENTRANCE HALL With storage cupboard and stairs rising to first floor.

KITCHEN/DINING AREA 15' 7" x 10' 2" (4.75m x 3.1m) To one end is a modern fitted kitchen with neutral wall and base units, a matching countertop, with ample space for a dining table at the other end. Integrated appliances include

a washing machine, dishwasher, fridge freezer, 4 ring gas hob with double oven below and concealed extractor fan above. With Amtico flooring, pendant lighting and window to front.

LIVING ROOM 17' 5" x 10' 4" (5.31m x 3.15m) With storage cupboard, carpet flooring, pendant lighting, window to rear and French doors leading to rear garden.

CLOAKROOM Two piece suite comprising pedestal hand basin and WC, with window to front, Amtico flooring and pendant lighting.

FIRST FLOOR With carpet flooring, pendant lighting and loft access.

BEDROOM ONE 17' 0" x 9' 1" (5.18m x 2.77m) Double bedroom with built in wardrobes, carpet flooring, pendant light, window to rear and door leading to adjoining en-suite.

EN-SUITE Three piece suite comprising tiled double shower enclosure, pedestal basin and WC, with tile effect flooring, shaver socket, extractor fan and recessed lighting.

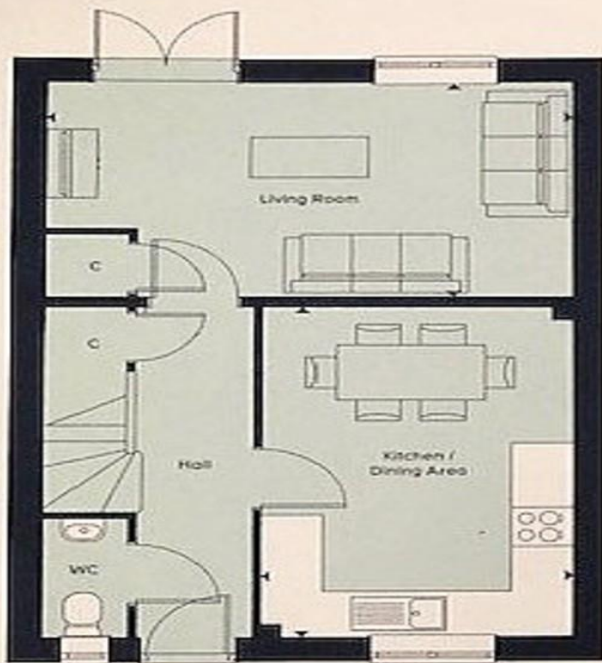
BEDROOM TWO 10' 1" x 9' 1" (3.07m x 2.77m) Double bedroom with carpet flooring, pendant lighting and window to front.

BEDROOM THREE 10' 6" x 8' 0" (3.2m x 2.44m) With carpet flooring, pendant lighting and window to rear.

FAMILY BATHROOM Three piece suite comprising panelled bath with shower over, pedestal wash basin and WC, shaver socket. With wood effect flooring, pendant lighting, part tiled walls and window to front.

OUTSIDE To the front is a small landscaped area, with shrub border, and path leading to front door. To the side of the property is generous area for parking for multiple cars. The rear is mainly laid to lawn, with an extended patio area for garden furniture, 8' x 10' wooden storage shed, outside tap, all fully enclosed by wooden fence boundaries and a gate leading to side of property, plus an additional 6' x 4' bike shed





GROUND FLOOR

KITCHEN / DINING AREA

4.75m x 3.11m 15'7" x 10'2"

LIVING ROOM

5.31m x 3.15m 17'5" x 10'4"



FIRST FLOOR

BEDROOM 1

5.19m x 2.77m 17'0" x 9'1"

BEDROOM 2

3.07m x 2.77m 10'1" x 9'1"

BEDROOM 3

3.21m x 2.45m 10'6" x 8'0"

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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