



Fennel Drive, Red Lodge

EPC Rating 79

Guide Price

£335,000

- 4 bedroom semi-detached house
- Main bedroom with wardrobes and en-suite
- Two further double bedrooms
- CHAIN FREE
- Garage and driveway
- Gas central heating
- Great transport links to A11 and A14
- Enclosed rear garden
- West Suffolk Council Tax band D
- Close proximity to local amenities



FENNEL DRIVE, RED LODGE Offered to the market is this spacious, four bedroom semi-detached property set over 3 floors, that is available chain free. Ground floor features a fitted kitchen with integrated appliances and dining area, separate living room and downstairs cloakroom. Top floor main bedroom with wardrobes and en-suite, three further good sized rooms, and family bathroom. Externally, an enclosed rear garden and garage with parking for one car.

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

LIVING ROOM 16' 1" x 10' 11" (4.9m x 3.33m)
With wood effect flooring, pendant lighting and window to front.

KITCHEN/DINER 18' 8" x 12' 4" (5.69m x 3.76m)
A range of base and wall units, space and plumbing for dishwasher. Integrated appliances include fridge/freezer, washing machine, six ring gas hob with double oven underneath and hooded extractor fan. With generous space for dining table, tiled flooring, pendant lighting, window to rear and French doors leading to garden.

CLOAKROOM Two piece suite with pedestal basin and W/C and wood effect flooring.

FIRST FLOOR With storage cupboard housing hot water tank, window to side and stairs rising to second floor.

BEDROOM TWO 10' 11" x 11' 6" (3.33m x 3.51m)
Double bedroom with carpet flooring, pendant lighting, window to front and door leading to en-suite.

EN-SUITE Three piece suite comprising double shower enclosure, pendant basin and W/C. With towel rail and wood effect flooring.

BEDROOM THREE 10' 11" x 10' 8" (3.33m x 3.25m) Double bedroom with carpet flooring, pendant lighting and window to rear.

BEDROOM FOUR 7' 5" x 8' 9" (2.26m x 2.67m) With carpet flooring, pendant lighting and window to rear.

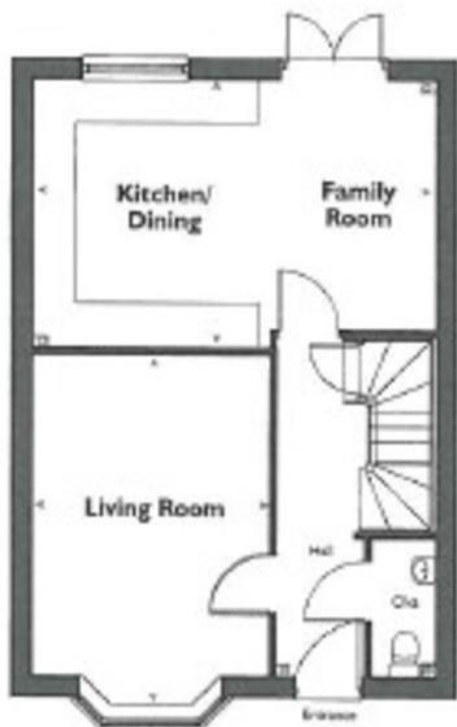
FAMILY BATHROOM Three piece suite comprising paneled bath with hand shower, pedestal basin and W/C. With part tiled wall, wood effect flooring and window to front.

BEDROOM ONE 14' 8" x 11' 11" (4.47m x 3.63m) Double bedroom with built in wardrobes, carpet flooring, pendant lighting, window to front, two windows to rear and door leading to en-suite.

EN-SUITE Three piece suite comprising single shower enclosure, pedestal basin and W/C. With shaver point, recessed lighting, part tiled walls, wood effect flooring 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 a garage with an up and over door, and parking for one car. The rear of the property is laid mostly to lawn, with a small patio area for garden furniture and wooden shed.





Ground Floor

Windows around plot 127



First Floor



Second Floor

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

West Suffolk Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

Unit 6 Bellflower Crescent
Red Lodge
Suffolk
IP28 8XQ

T: 01638 551551

E: enquiries@readwinbarclay.co.uk

W: www.readwinbarclay.co.uk

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